

# Broadacres Farm



## Town of Sudbury ADA Transition Plan

September 2020



Institute for Human Centered Design

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### Background

Year Built: 1922

Broadacres Farm is located at 82 Morse Road and has an unoccupied house, one barn that was used for horse riding lessons and a horse stable with 11 horse stalls that was used to house horses. The facility was assessed based on its last known programs. Currently only the horse riding barn is in use (for Department of Public Works storage only). A small unpaved parking area is provided on the site by the horse riding barn.

The house has three stories including a basement, first floor and second floor and one entrance. An exterior ramp leads from the unpaved parking area to the main entrance. Only a stair connects the three floors. There are inaccessible exits from the kitchen sunroom and basement via a bulkhead. The house also has a sun room attached to the building on the northwest side and an enclosed outdoor office structure that is located outside of the exit door from the kitchen on the northeast side of the house.

The horse riding barn and horse stable are one (1) story. The stable has one (1) entrance. The horse riding barn has three (3) entrances, one (1) of which leads to an enclosed observation room where visitors can watch people riding horses and two (2) barn doors that lead to the horse riding area.

**Note:** The horse riding observation room, the sun room and the outdoor office were locked during the survey and unable to be accessed. Two (2) additional buildings, located on Broadacres Farm across the street from the three (3) previously mentioned facilities, are slated to be torn down and are not included in the survey.

### Key Accessibility Issues

#### Exterior Access Routes

Accessibility issues include running slopes that exceed 1:20 (5%) between the horse stable and horse riding barn, lack of a surface that is firm, stable and slip resistant between the horse riding barn and the horse stable, excessive level changes by the

entrance to the house, lack of an accessible route to the horse riding barn and lack of an accessible route to the outdoor office by the house.

#### Parking

A van accessible parking space is not provided in the parking area.

#### Exterior Ramp

Accessibility issues include lack of an accessible route to the ramp to the house, lack of the required 48 inches clear at the ramp and lack of compliant handrails.

#### Entrances

Accessibility issues include barn doors that require excessive opening force at the horse riding barn; an excessive change in level at the horse riding barn, horse stable and house entrance; and non-compliant door hardware leading to the horse riding observation room and the house. Because barn doors require excessive force, IHCD recommends installing an accessible door to the horse riding barn.

#### Signage

Accessibility issues include lack of compliant signage at entrances and exits.

#### Vertical Circulation

There is no accessible vertical circulation between the basement, first and second floors of the house. Rather than installing a lift, which may trigger full compliance for the building due to 521 CMR 3.3.2, IHCD recommends not locating public programs in the basement or on the second floor.

#### Toilet Rooms

Inaccessible single-user toilet rooms are provided in the horse stable and on the first floor of the house. These rooms lack the minimum required dimensions for accessible toilet rooms, and an accessible single-user toilet room should be provided in each location.

### Additional Accessibility Issues

- The circulation path narrows to less than is allowed in the kitchen storage room in the house.
- There are excessive changes in level at the horse barn entrance and on the first floor of the house.
- The basement of the house has changes in level greater than allowed and has a clearance of less than 80" above the floor in some areas.
- Two doors on the first floor of the house have hardware that is not operable with a closed fist.

### Order of Magnitude Cost Estimates

- Renovate exterior routes: \$8,480
- Provide a van accessible parking space: \$1,850
- Provide a new pressure treated wood ramp to the house: \$7,843
- Provide compliant signs at entrances: \$1,038
- Provide compliant egress signage: \$5,856
- Install an accessible door to the horse riding area: \$2,972
- Provide compliant hardware and a sloped walkway with a 5' by 5' level platform at the entrance door to the horse riding observation area: \$1,684
- Renovate kitchen areas: \$8,054
- Provide an accessible single-user toilet room in the house on the first floor and one in the horse stable: \$49,208
- Miscellaneous corrective actions (door hardware, door threshold, level changes, etc.): \$2,178

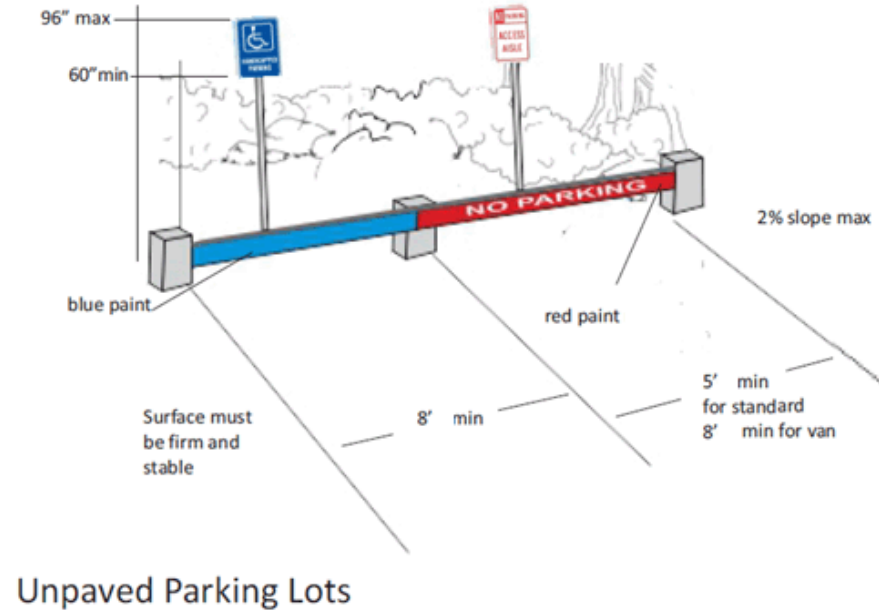
**Total: \$89,163**

### Best Practice and Inclusive Design





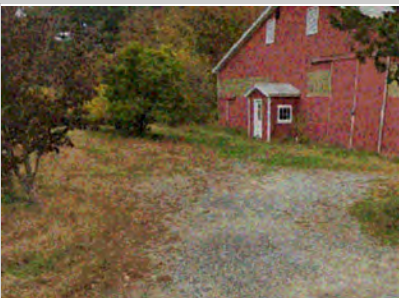
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing a sign with raised characters and braille mounted on the latch side of the door at permanent rooms that do not have a sign.






- See the following image for a recommendation on how to mark an accessible parking space in an unpaved parking lot:






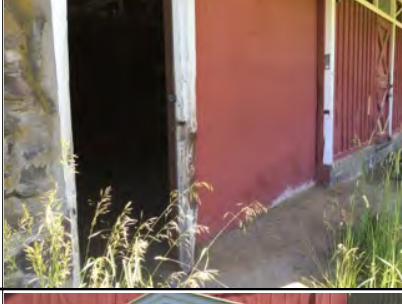

**Town of Sudbury  
Broadacres Farm**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Path Between Horse Riding Practice Building and Horse Barn	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%) Surface is not stable, firm, and slip-resistant Accessible route not provided	7.3% - 250'	Ensure an accessible route is provided with a slope no greater than 1:20 (5.00%). (Cost estimate for a 250' long 4' wide stone dust walkway.)	1	8000	\$8000
2	House Entrance	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max. (Cost estimate for a 4' by 4' asphalt area.)	1	160	\$160
3	Horse Riding Practice Building	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the new main entrance door. (Cost estimate for a 10' long 4' wide stone dust walkway.)	1	320	\$320
4	Kitchen Egress to Outdoor Office	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Due to lack of space an accessible route may not be technically feasible to the outdoor office.	1	-	\$0
<b>Off-Street Parking Lot or Garage</b>												
5	Parking Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated van accessible spaces	3 0	Provide one van accessible parking space.	1	1850	\$1850






**Town of Sudbury  
Broadacres Farm**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Exterior Ramp</b>												
6	House - Main Entrance	Ext.		Exterior Ramp	N/A		No lower handrail 18"-20" high provided Ramp < 48" wide Handrails do not extend 12" past top & bottom Handrails have non-compliant cross section Ramp is not located on an accessible route	- 35" - -	Rebuild ramp so that there is 48" inches clear. Provide a lower handrail between 18" to 20" high on each side. Provide handrails that extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Provide handrails with 1-1/4" to 1-1/2" circular cross sections. (Cost estimate for a new 30' pressure treaded wood ramp.).	1	7843	\$7843
<b>Entrance</b>												
7	Horse Riding Practice Building Inaccessible Door	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	5" -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
8	Horse Riding Practice Building Observation Area	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route Threshold > 1/2" high Hardware not operable with a closed fist International Symbol of Accessibility not provided	- 5" -	After the entrance is made accessible, provide a sign with the International Symbol of Accessibility (ISA). Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide a sloped walkway with a 5' by 5' level platform at the door. (Cost estimate includes a 15' long concrete route to the door, door hardware and sign.)	1	2030	\$2030
9	Horse Riding Practice Building Main Entrance	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided	- -	Provide a sign with the International Symbol of Accessibility (ISA) at the new accessible entrance door.	1	346	\$346
10	House - Main Entrance	Ext.		Entrance	Main Entrance		Threshold > 1/2" high Hardware not operable with a closed fist	1" -	Alter threshold to be 1/2" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	634	\$634






**Town of Sudbury  
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Horse Riding Practice Building Main Entrance	Ext.		Entrance	Main Entrance		Door requires > 15 lbs. of force to open	-	Provide an accessible door into the facility. (Cost estimate for installing a solid core wood door.)	1	2972	\$2972
<b>Emergency Exit</b>												
12	Kitchen Egress	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	464	\$464
13	Horse Riding Practice Building Inaccessible Door	Ext.		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	At the interior of the exit door: provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	464	\$464
14	Horse Barn Exit	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	1116	\$1116
15	Horse Riding Practice Building Observation Area	Ext.		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- - -	Provide a tactile exit signs with raised characters and braille at the interior. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. After the door is made accessible, provide an illuminated sign with the International Symbol of Accessibility on the interior of the door.	1	1116	\$1116




**Town of Sudbury  
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	House - Main Entrance	Ext.		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide a tactile exit sign with raised characters and braille at the interior of the exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. After the exit is made accessible, provide an illuminated sign with the International Symbol of Accessibility.	1	1116	\$1116
17	Horse Riding Practice Building Main Entrance	Ext.		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB) Directional sign to accessible emergency exit not provided	- - - -	At the interior of the exit door: provide tactile exit signs with raised characters and braille at the existing main exit door and the new accessible main exit door. Provide a directional sign indicating the location of the nearest accessible emergency exit at the inaccessible exit. Provide an illuminated sign with the International Symbol of Accessibility at the accessible exit door.	1	1580	\$1580
<b>Access to Goods and Services</b>												
<b>Interior Access Route</b>												
18	Kitchen Storage and Bathroom	1		Interior Access Route	N/A		Route < 36" wide	31"	Ensure that a clear width of 36" min. is maintained at the accessible route. Remove shelves. Route is allowed to narrow to 32 inches for a depth of 24 inches.	1	Labor	\$0
19	Horse Barn Entrance	1		Interior Access Route	N/A		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max.	1	144	\$144
20	House - Main Entrance	1		Interior Access Route	N/A		Level changes > 1/4"	3"	Alter change in level to be 1/4" high max.	1	432	\$432

**Town of Sudbury  
Broadacres Farm**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Stair	1		Interior Access Route	N/A		Accessible route not provided	-	Consider locating all public programs on the first floor of the building.	1	-	\$0
22	Basement	B		Interior Access Route	N/A		Vertical clearance < 80" above finished floor	62.5"	The basement is unfinished with tripping hazards, no lighting, and has vertical clearance less than 80" above the floor in some areas. IHCD recommends not providing public programs in this area.	1	-	\$0
<b>Doors, Doorways, &amp; Gates</b>												
23	Dining Room	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
24	Access to Porch From the Living Room	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
<b>Kitchens and Kitchenettes</b>												
25	Kitchen	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at sink Sink > 34" high Countertop > 34" high	- - -	Provide a sink with knee and toe clearance positioned for a forward approach. Lower sink to be no higher than 34" positioned for a forward approach. Lower countertop to provide a work surface no higher than 34" positioned for a forward approach.	1	3974	\$3974
<b>Toilet &amp; Bathing Rooms</b>												

**Town of Sudbury  
Broadacres Farm**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Overall Access</b>												
26	Horse Barn Toilet Room	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	40" -	Add an accessible single-user toilet room.	1	24604	\$24604
27	Kitchen Bathroom in the House	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	31" -	Provide an accessible single-user toilet room.	1	24604	\$24604
<b>Additional Access</b>												
<b>Sink</b>												
28	Kitchen Storage Area	1		Sink	Other		Toe and knee clearances not provided Rim or counter > 34" Non-compliant faucets	24" 37" -	Ensure there is a 27" knee clearance positioned for a forward approach. Relocate sink with the front of the rim or counter no higher than 34". Install faucets that do not require tight grasping, pinching, or twisting of the wrist.	1	4080	\$4080



# Camp Sewataro — Introduction



## Town of Sudbury ADA Transition Plan

February 2021



Institute for Human Centered Design

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### Background

Year Built: 1960

Camp Sewataro is a 44-acre camp located at 1 Liberty Ledge. The property and all structures are owned by the Town of Sudbury, and leased as a camp to a private entity. Recently areas of the camp have been made available for use by the general public when the camp is not in session.

### Legal Requirements

Title II of the ADA requires that state and local governments operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by people with disabilities. A public entity is not required to make each of its facilities accessible to people with disabilities. For example if a town has eight (8) basketball courts in different locations, not all of them have to provide access. The Title II regulations do not stipulate how many of the basketball courts have to be accessible. This is a decision the Town makes. When providing program access the Town is not required to take any action that would result in undue financial and administrative burdens. Alterations to provide program accessibility must comply with the ADA Standards for Accessible Design and 521 CMR, the regulations of the Massachusetts Architectural Access Board (MAAB).

The IHCD team was told to consider four (4) possible operational scenarios for the camp, and to describe the relevant accessibility requirements in each case.

1. As the Town has opened up portions of the camp grounds for public use, the Town currently has obligations to provide “program accessibility” for the activities open to the public. Due to the steep topography of the site and the cost of providing accessible routes, which need to be 5.00% maximum running slope or 8.33% maximum running slope if ramped, with a maximum cross slope in either case of 2.00%. The Town might consider ensuring that the activities and amenities on the property, (e.g., tennis, picnic areas, fishing, soccer, lacrosse, softball,

basketball, sandbox, garden, golfing, and gaga ball) are provided elsewhere in Sudbury at accessible locations.

The Town must provide information concerning the location of the accessible services, activities, and facilities. One way to help make everyone aware of locations where accessible programs are offered in Sudbury is to develop a web site listing these programs and providing accessibility information. The following web address is an example of a web site for the Department of Conservation and Recreation (DCR) in Massachusetts that describes accessible locations and features of DCR program activities in a comprehensive fashion:

<https://www.mass.gov/topics/accessible-recreation>. IHCD also recommends that the Town provide signage at site arrival points to the camp listing the location of the accessible activities that are not accessible at the camp.

2. In the future, if the camp will be run by the Town of Sudbury (instead of by a private entity); the Town of Sudbury will be required to provide “program accessibility” to the camp’s programs, activities and services. As the camp experience would likely be the only program of its kind offered by the Town of Sudbury, the Town would be obligated to provide extensive site-wide renovations, including providing an accessible route from site arrival points to each unique program area and amenity, providing accessible routes between activities and ensuring that public facilities are accessible.
3. If the Town changes residential facilities on the site into Town offices and the offices are open to the public; under 521 CMR, an accessible entrance must be provided and under the ADA “program accessibility” is required. If any portion of the building is open to the public, then accessible parking must be provided as part of “program accessibility.”
4. The camp is currently operated by a private entity. Private entities have obligations under Title III of the ADA. Title III requires that businesses remove architectural barriers in existing facilities when it is “readily achievable” to do so.

Readily achievable means "easily accomplishable and able to be carried out without much difficulty or expense" and is based on the size and resources of a business and the difficulty of removing barriers. The business makes the decision of what barrier removal is "readily achievable." Alterations to provide barrier removal must comply with the ADA Standards for Accessible Design and 521 CMR. Since the camp is currently operated by a private entity and is not a program, service or activity of the Town, the Town is not obliged to ensure accessibility for campers, parents or visitors of the camp.

Following are two (2) reports reviewing accessibility issues at Camp Sewataro:

- The Grounds report analyzes the Town's obligations in its current configuration, where the public is allowed to access certain areas of the site without attending the camp.
- The Buildings report analyzes the Town's obligations if four of the residences on the site are converted into Town offices.

# Camp Sewataro — Buildings



## Town of Sudbury ADA Transition Plan

January 2021



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### Background

Year Built: 1950s

Camp Sewataro is a 44-acre camp located at 1 Liberty Ledge. The Town is considering repurposing six (6) of the residential buildings on the site for use as Town offices. IHCD surveyed four (4) out of six (6) of these residence including the winter office (Building 1), the summer office (Building 2), a ranch house (Building 4), and a barn (Building 6). The brick split level house (Building 3) and the Cape house located at 213 Haynes Road were occupied and unable to be surveyed.

Based on 521 CMR, the regulations of Massachusetts Architectural Access Board (MAAB), "...when the use of a building changes from a private use to one that is open to and used by the public, an accessible entrance must be provided, even if no work is being performed."

In addition, if the offices are opened to the public, an accessible parking space in the parking lot by each building is required in order to meet the program accessibility obligation required under the Americans with Disabilities Act (ADA).

Given the fact that all of the first floors of the surveyed buildings lack accessible interior routes (due to noncompliant doors and excessive changes in level between rooms) and lack accessible toilet rooms, and that this is likely the case with the two buildings that IHCD did not survey because they were built to residential standards; IHCD recommends that the Town carefully consider whether to use these buildings for Town offices. It should be noted that even if a Town office is not opened to the public, an employee at some point may require a reasonable accommodation under Title I of the ADA, which could necessitate either undertaking an accessibility renovation or relocating that employee to an alternate accessible location. In addition, any renovations made to these facilities must comply with current codes and standards including all pertinent accessibility, building and fire code requirements. Even a partial renovation project could trigger additional requirements depending on the cost of the project and the assessed value of the building in question.

This building report details issues related to accessible entrances and parking at Buildings 1, 2, 4 and 6. Further interior renovations and associated costs will depend on building programming and public access.

### Key Accessibility Issues

#### Accessible Entrance

Accessibility issues include excessive level changes at entrances, and noncompliant door hardware.

**Note:** At Building 1, IHCD recommends making the entrance to the sun room the accessible entrance because the front entrance has challenges with door clear width, door maneuvering clearance and complex level changes. A directional sign should be provided at the front entrance directing people to the accessible entrance. The Town should note that from the sun room, if the public is allowed to access the rest of the house, a lift or 17 foot long ramp will need to be installed in this location.

#### Parking Lots






Accessibility issues include lack of accessible parking spaces by each of the four buildings surveyed.

### Order of Magnitude Cost Estimates






- Renovate entrances at four buildings (including providing ramps and compliant door hardware) : \$23,901
- Provide one van accessible parking space at each building: \$7,400

**Total: \$31,301**




**Town of Sudbury  
Camp Sewataro - Buildings**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
1	Building 1 - Door Between Rear Office and Sun Room	1							Note: From the sun room entrance, if the public is allowed to access the rest of the house, a lift or 17' ramp will need to be installed in this location.	1	-	\$0
2	Building 1 - Parking	Ext.		Off-Street Parking Lot or Garage	Employee		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	5 0 0	Provide one van accessible parking space.	1	1850	\$1850
3	Building 1 - Route to Entrance	Ext.		Entrance	Main Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	27.25" -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
4	Building 1 - Side Patio	1		Entrance	Secondary Entrance		Entrance not on an accessible route	-	Provide a 35' long ramp to this entrance with compliant landings. (Cost estimate for a pressure treated wood dogleg ramp to address a 35" change in level.)	1	8566	\$8566
5	Building 2	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated van accessible spaces	5 est. 0	Provide one van accessible space.	1	1850	\$1850

**Town of Sudbury  
Camp Sewataro - Buildings**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Building 2 - Main Entrance	1		Interior Access Route	N/A		Level changes > 1/4"	12.5"	Provide a compliant wood ramp to address the 12.5" change in level. (Cost estimate for a wood dogleg ramp.)	1	5027	\$5027
7	Building 2 - Main Entrance	Ext.		Entrance	Main Entrance		Entrance not on an accessible route Hardware not operable with a closed fist	3.25" -	Provide a compliant sloped walkway to the entrance and a level platform at the entrance that provides door maneuvering clearance. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. (Cost estimate for door hardware and a 15' long by 4' wide concrete route.)	1	1864	\$1864
8	Building 4 - Parking	1		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated van accessible spaces	5 0	Provide one van accessible space.	1	1850	\$1850
9	Building 4 - Main Entrance	1		Exterior Access Route	Exterior		Accessible route not provided	6.25"	Ensure an accessible route is provided. Provide a 6' long ramp with compliant platforms at the top and bottom. (Cost estimate for a straight concrete ramp with a 6" rise.)	1	7080	\$7080
10	Building 4 - Main Entrance	1		Entrance	Main Entrance		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484

**Town of Sudbury  
Camp Sewataro - Buildings**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Building 4 - Route to Entrance	1		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	11.4%	Reduce running slope to be no steeper than 1:20 (5%). Route by entrance has an excessive slope due to tree roots. Address issues when designing ramp at entrance.	1	-	\$0
12	Building 6 - Barn Entrance	Ext.		Entrance	Main Entrance		Threshold > 1/2" high Hardware not operable with a closed fist	2", 1" -	Alter threshold to be 1/2" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	534	\$534
13	Building 6 - Route to Horse Stable Barn	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated van accessible spaces Total # of parking	5 est. 0	Provide one van accessible space.	1	1850	\$1850

# Camp Sewataro — Grounds



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### Background

Year Built: 1960

Camp Sewataro is a 44-acre camp located at 1 Liberty Ledge. The camp facility is rented to a private company, however recently areas of the camp have been made available for use by the general public. These program areas include playing fields for soccer, lacrosse and softball, two picnic areas, a large and small basketball court, a tennis court, a garden, a sandbox area, a fishing pond, a pavilion, a golf area, a gaga ball court and men's and women's multi-user toilet rooms. The site has excessive running and cross slopes throughout and lacks accessible routes to all areas.

A large grass parking lot is located on the east side of the site near the entrance. It has space for approximately 80 cars but lacks accessible parking spaces. In addition, after the IHCD site survey was completed, the Town opened one of the gates on the west side to provide more direct access to the tennis court, small basketball court and a playing field. As this was opened after the survey, review of any accessibility issues this access point may have is not included in this report.

Due to the hilly terrain, IHCD feels that in most cases the site constraints present a major challenge to the Town, and that providing accessible routes connecting all program areas may be technically infeasible. The obligation to make accessible routes is required up to the point that doing so becomes an undue financial or administrative burden to the Town, or would result in a fundamental alteration of the program or programs being offered.

The simplest way for the Town to fulfill its obligations under the Americans with Disability Act (ADA) would be to locate each of the programs offered at the camp at another accessible location. The Town's obligation is to ensure that each program, service and activity, when viewed in its entirety, is accessible to people with disabilities, and does not necessarily require a public entity to make each existing facility accessible.

IHCD has determined that the majority of the programs offered at the camp are provided in other parks and locations owned by the Town of Sudbury such as Davis Field (open field), Featherland Park (softball field, tennis courts, basketball courts), Feeley Field (tennis courts, softball fields, picnic area), the playground at Horse Pond Road (Little League field), Ti-Sales Park (soccer and lacrosse), Willis Lake Access (fishing, picnic area) and Fairbank Community Center (gaga ball court, basketball courts, volleyball court, picnic area). If the programs provided at the camp are made accessible in an alternate location, the Town may not be required to make them accessible at the camp.

One way to help make everyone aware of locations where accessible programs are offered in Sudbury is to develop a web site listing these programs and providing accessibility information. The following web address is an example of a web site for the Department of Conservation and Recreation (DCR) in Massachusetts that describes accessible locations of DCR program activities in a comprehensive fashion:

<https://www.mass.gov/topics/accessible-recreation>

Due to the size of Camp Sewataro and the nature of the terrain, a full topographic assessment of exterior routes from site arrival points and between each program area is beyond the scope of this project. This report details issues found at each program area, but a more comprehensive study will need to be undertaken to determine the feasibility of correcting all running and cross slopes from site arrival points to and between program areas with a maximum running slope of 1:20 (5 percent), or 1:12 (8.33%) where compliant ramps are needed, and a maximum cross slope of 1:50 (2.00%). It is likely that a professional surveyor and landscape architect would be required to make such an evaluation.

### Key Accessibility Issues

#### Exterior Accessible Route around the Garden

Accessibility issues include the lack of an accessible route around the garden.

### Parking Lot

Accessibility issues include lack of accessible parking spaces in the parking lot.

### Benches

There is a lack of an accessible route to one bench in each location, including by areas of sport activity and in the garden.

**Note:** Routes were estimated from the nearest area or sport activity or garden route. Additional assessment is required to provide an accessible route to benches from other more distant program areas around the site.

### Toilet Rooms

Accessibility issues at the men's and women's multi-user toilet rooms by the swimming area include an excessive level change at the entrance, lack of a wheelchair accessible compartment, lack of compliant designation and egress signage, and lack of compliant door hardware. In addition, instead of lavatories, hand sanitizer is provided outside of the toilet room, but the hand sanitizer dispensers were not located on an accessible route.

**Note:** A ramp is included in the cost estimate to address the level change at the entrance to the multi-user toilet rooms by the swimming area, however the cost does not cover providing an accessible route from other elements and spaces on the site to the ramp.

### Drinking Fountains

Accessibility issues at drinking fountains around the site included lack of an accessible route to drinking fountains, lack of drinking fountains for standing users, and lack of drinking fountains for seated users. On the day of the survey none of the drinking fountains were functioning.

**Note:** Cost estimates for drinking fountains include new accessible drinking fountains, but not accessible routes to the drinking fountains.

### **Additional Accessibility Issues**

- Lack of an accessible space alongside the team seating area at the softball field.
- Excessive level changes at golf program areas and at one basketball court.
- The informational sign by the gaga ball court does not comply with character size requirements in the ADA and is not located on an accessible route.

### **Order of Magnitude Cost Estimates**

- Provide accessible routes between all program areas: \*
- Provide an accessible route around the garden: \$5,760
- Provide four (4) car accessible parking spaces and one (1) van accessible parking space in the main parking lot: \$8,260
- Provide accessible routes to benches in four (4) areas: \$1,152
- Renovate toilet rooms by the swimming area (cost includes a ramp, accessible compartments, door hardware and designation and egress signage): \$32,012
- Provide compliant drinking fountains: \$16,864
- Miscellaneous corrective actions (address changes in level, provide a compliant designation sign, provide clear floor space alongside one team seating bench in the softball field, etc.): \$1,742

**Total: \$65,790\***

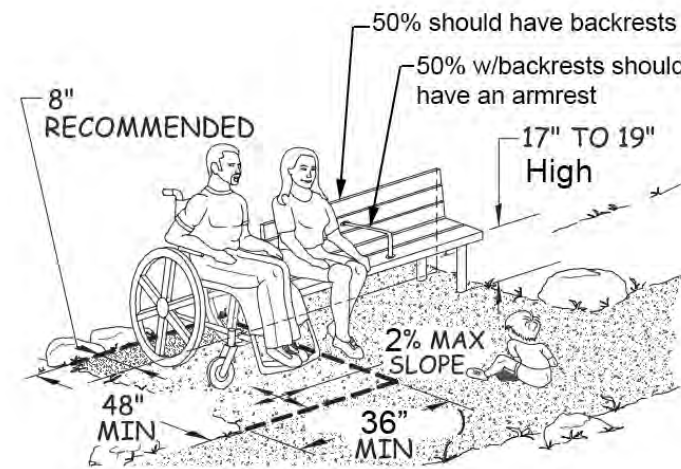
\* Cost does not include the cost to provide accessible routes between accessible buildings, facilities, elements and spaces on site, which is required for program access under the ADA. A full topographic survey of the site is recommended if the Town is interested in making the routes between all the amenities and program areas at Camp Sewataro fully accessible.



## Best Practice and Inclusive Design






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing signage that is more visible to visitors at the entrance. Existing signage is difficult to read.
- Recommend providing some benches with backs and some with arms.
- Recommend providing clear floor space alongside benches so that a person using a wheelchair can sit shoulder to shoulder with a person seated on the bench. See the following diagram:








- Recommend providing a 10" high solid surface (kickplate) on the push side of each gate to the garden.




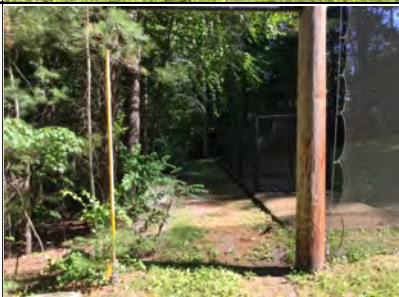

**Town of Sudbury  
Camp Sewataro - Grounds**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Garden	Ext.		Exterior Access Route	Exterior		Exterior route < 48" wide Surface is not stable, firm, and slip-resistant Route not maintained in operable working condition	36" - -	Ensure that a clear width of 48" min. is maintained at the accessible route. Provide and maintain a stone dust route. (Cost estimate for 180' long, 4' wide stone dust route.)	1	5760	\$5760
2	Sandbox 1	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	11.9% 4.0%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
3	Picnic Pavilion by Swimming Pond	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	8.4% 19.0%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
4	Tennis Courts	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%) Accessible route not provided	5.0% 10.3% -	Ensure an accessible route is provided to the tennis court from a site arrival point and to other areas of sport activity. Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
5	Route to Golf Area	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%) Accessible route not provided	3.6% 7.1% -	Provide an accessible route from a site arrival point and other areas of sport activity. Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0






**Town of Sudbury  
Camp Sewataro - Grounds**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route to Men's and Women's Toilet Rooms by Swimming Pool	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Accessible route not provided	10%	Reduce cross slope to be no steeper than 1:50 (2.00%). Provide an accessible route with a surface that is stable, firm and slip resistant. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
7	Sandbox 2	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	18.2%	Ensure an accessible route is provided between the site arrival point and sand box area. Reduce running slope to be no steeper than 1:20 (5%). (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
8	Route to Swimming Pool and Toilet Rooms From Liberty Lane	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	-	Reduce running slope to be no steeper than 1:20 (5%). (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
9	Route to Men's and Women's Toilet Rooms by Swimming Pool	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Surface is not stable, firm, and slip-resistant Accessible route not provided	16.4% - -	Reduce running slope to be no steeper than 1:20 (5%). Provide an accessible surface that is stable, firm and slip resistant. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
10	Picnic Pavilion East of Garden	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Accessible route not provided	17.6%	Reduce running slope to be no steeper than 1:20 (5%). Ensure an accessible route is provided from a site arrival point to the pavilion. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0






**Town of Sudbury  
Camp Sewataro - Grounds**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Route to Men's and Women's Toilet Rooms by Swimming Pool	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Accessible route not provided	17.3% -	Reduce running slope to be no steeper than 1:20 (5%). Provide an accessible route with a surface that is stable, firm and slip resistant. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
12	Street Hockey/ Basketball Court by Swimming Area and Camp Craft	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1/2"	Alter change in level to be 1/4" high max. (Cost estimate to patch a 4' x 4' asphalt area.)	1	160	\$160
13	Golf Area	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	5"	Alter change in level to be 1/4" high max. (Cost estimate for 5' by 5' asphalt area.)	1	250	\$250
14	Golf Area	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	5"	Alter change in level to be 1/4" high max. at one driving range min. (Cost estimate for 5' by 5' asphalt area.)	1	250	\$250
15	Camp Craft Pavilion	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant	-	Provide a surface at the pavilion that is stable, firm and slip resistant. Surface is currently sand. (Cost for 20' long 4' wide stone dust route.)	1	640	\$640





**Town of Sudbury  
Camp Sewataro - Grounds**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Route to Swimming Pool and Toilet Rooms From Liberty Lane	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant	-	Remove pavers and install a stone dust route with a running slope no greater than 1:20 (5%). (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
17	Sandbox 1	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition Accessible route not provided	- -	Provide an accessible route between the site arrival point and sand box area. Ensure the accessible route is maintained in operable working condition. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
18	West Garden Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide an accessible route between the garden and a site arrival point. Ensure it is stable, firm and slip-resistant. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
19	Picnic Pavilion by Swimming Pond	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide an accessible route from a site arrival point and to other program areas. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
20	Camp Craft Pavilion	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide an accessible route from a site arrival point and to other program areas. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0






**Town of Sudbury  
Camp Sewataro - Grounds**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Street Hockey/ Basketball Court by Swimming Area and Camp Craft	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide an accessible route from a site arrival point and between areas of sport activity. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
22	Kayaking, Canoeing, and Fishing Pond	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide an accessible route from a site arrival point to the pond. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
23	Gaga Ball Court	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide an accessible route from a site arrival point and other amenities. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
24	Men's and Women's Toilet Rooms by Swimming Pool Hand Sanitizer Area	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Locate hand sanitizers on an accessible route.	1	Labor	\$0
<b>Off-Street Parking Lot or Garage</b>												
25	Visitor Parking North of Camp Entrance From Haynes Road	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Surface not stable, firm, and slip-resistant	80 0 0 -	Provide four (4) car accessible spaces. Provide one (1) van accessible spaces. Provide a surface that is stable, firm and slip resistant such as stone dust at the accessible parking spaces.	5	1652	\$8260

**Town of Sudbury  
Camp Sewataro - Grounds**






ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Entrance</b>												
26	Men's and Women's Toilet Rooms by Swimming Pool	Ext.		Entrance	Main Entrance		Entrance not on an accessible route	15"	Provide a ramp to the entrance. (Cost estimate for a 15' long straight concrete ramp with compliant platforms at the top and bottom.)	1	17702	\$17702
<b>Emergency Exit</b>												
27	Toilet Rooms by Swimming Pool	1		Emergency Exit	N/A		Tactile sign not provided at emergency exit Illuminated International Symbol of Acc. not provided (MAAB)	- -	Provide a sign with raised characters and braille at the emergency exit. After the exit is made accessible provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	1116	\$1116
<b>Access to Goods and Services</b>												
<b>Doors, Doorways, &amp; Gates</b>												
28	Men's and Women's Toilet Rooms by Swimming Pool	Ext.		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
<b>Signage</b>												
29	Gaga Ball Court	Ext.		Signage	N/A		Accessible route not provided Text size non-compliant	- -	Provide an accessible route to the informational signage. Ensure that character size complies with the Character Height Table 703.5.5 in the ADA 2010 Standards. (Cost does not include accessible route.)	1	346	\$346

**Town of Sudbury  
Camp Sewataro - Grounds**






ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Men's and Women's Toilet Rooms by Swimming Pool	Ext.		Signage	Designation		Raised characters not provided Raised characters < 48" or > 60 " above ground Braille not provided	- 74" -	Provide text with raised characters duplicated in braille. Mount signs so that the baseline of the lowest tactile character is 48" min. above the finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	346	\$346
<b>Benches</b>												
31	Center of Garden	Ext.		Benches	N/A		No accessible route to one bench in this area	21	Provide an accessible route to at least one (1) bench in this area. (Cost estimate for 6' long, 4' wide stone dust route from the walkway.)	1	192	\$192
32	Street Hockey/ Basketball Court by Swimming Area and Camp Craft	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one (1) bench in this area. (Cost estimate for 10' long, 4' wide stone dust walkway from the court.)	1	320	\$320
33	Golf Area	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one (1) bench in this area. (Cost estimate for 10' long, 4' wide stone dust walkway from the golf area.)	1	320	\$320
34	Golf Area	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one (1) bench in this area. (Cost estimate for 10' long, 4' wide stone dust walkway from the golf area.)	1	320	\$320
<b>Toilet &amp; Bathing Rooms</b>												








**Town of Sudbury  
Camp Sewataro - Grounds**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Overall Access</b>												
35	Men's and Women's Toilet Rooms by Swimming Pool	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	- -	Provide one accessible wheelchair compartment for women and one for men.	2	6182	\$12364
<b>Additional Access</b>												
<b>Drinking Fountains</b>												
36	Near Lacrosse Field	Ext.		Drinking Fountains	N/A		Fountain not on accessible route Operable parts malfunctioning Spout < 38" or > 43" (standing users) No drinking fountain provided for seated users	- - 27.75" 22.75"	Provide an accessible route to drinking fountains. Repair drinking fountains. Provide a drinking fountain for standing users with the spout between 38"- 43" above the finished floor or ground. Provide a drinking fountain for seated users with a 27" high knee clearance or install a Hi-Lo drinking fountain. (Cost does not include an accessible route. Accessible routes will require further study.)	1	4216	\$4216
37	Near Garden Entrance	Ext.		Drinking Fountains	N/A		Fountain not on accessible route Operable parts malfunctioning Spout < 38" or > 43" (standing users) No drinking fountain provided for seated users	- - 30.25" -	Provide an accessible route to drinking fountains. Repair drinking fountains. Provide a drinking fountain for standing users with the spout between 38"- 43" above the finished floor or ground. Provide a drinking fountain for seated users with a 27" high knee clearance or install a Hi-Lo drinking fountain. (Cost does not include an accessible route. Accessible routes will require further study.)	1	4216	\$4216
38	Drinking Fountains by Tennis Courts	Ext.		Drinking Fountains	N/A		Fountain not on accessible route Operable parts malfunctioning Spout < 38" or > 43" (standing users) No drinking fountain provided for seated users	- - 28.75" -	Provide an accessible route to drinking fountains. Repair drinking fountains. Provide a drinking fountain for standing users with the spout between 38"- 43" above the finished floor or ground. Provide a drinking fountain for seated users with a 27" high knee clearance or install a Hi-Lo drinking fountain. (Cost does not include an accessible route. Accessible routes will require further study.)	1	4216	\$4216
39	Near Swimming Pond	Ext.		Drinking Fountains	N/A		Fountain not on accessible route Operable parts malfunctioning Spout < 38" or > 43" (standing users) No drinking fountain provided for seated users	- - 28.75" -	Provide an accessible route to drinking fountains. Repair drinking fountains. Provide a drinking fountain for standing users with the spout between 38"- 43" above the finished floor or ground. Provide a drinking fountain for seated users with a 27" high knee clearance or install a Hi-Lo drinking fountain. (Cost does not include an accessible route. Accessible routes will require further study.)	1	4216	\$4216


**Town of Sudbury  
Camp Sewataro - Grounds**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Play and Sport Areas</b>												
<b>Field</b>												
40	Softball Field	Ext.		Field	Softball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating. (Cost estimate for 3' x 4' stone dust area.)	1	96	\$96
41	Soccer Fields	Ext.		Field	Soccer		Not connected to an accessible-route	-	Provide an accessible route to the soccer field from a site arrival point. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
42	Softball Field	Ext.		Field	Softball		Not connected to an accessible-route	-	Provide an accessible route to the softball field from a site arrival point and other areas of sport activity. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
43	Fox Field Sports	Ext.		Field			Not connected to an accessible-route	-	Provide an accessible route to the sports field a site arrival point and other areas of sport activity. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
44	Lacrosse Field	Ext.		Field	Lacrosse		Not connected to an accessible-route Running slope > 1:20 (5%)	- 20%	Reduce running slope to be no steeper than 1:20 (5%). Provide an accessible route to the field from a site arrival point. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0

**Town of Sudbury  
Camp Sewataro - Grounds**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Court</b>												
45	Volleyball Court	Ext.		Court	Volleyball		Not connected to accessible route	-	Provide an accessible route to the volleyball field from a site arrival point and other areas of sport activity. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
46	Gaga Ball Court	Ext.		Court	Gaga Ball		Not connected to accessible route	-	Provide an accessible entrance into the gaga ball court that is 32" wide min. clear and has a change in level no greater than 1/2".	1	Labor	\$0
47	Street Hockey/ Basketball Court by Tennis Court	Ext.		Court	Basketball		Not connected to accessible route Surface is not stable, firm, and slip-resistant	- -	Provide an accessible route to the street hockey/basketball court from a site arrival point and other areas of sport activity. (Cost does not include an accessible route. Accessible routes will require further study.)	1	-	\$0
<b>Best Practice</b>												
48	Liberty Lane To Main Area of Camp	Ext.							Recommend providing signage that is visible to visitors while driving through the entrance. Existing signage is difficult to read.	1	-	\$0
49	Golf Area and Other Locations	Ext.							Recommend providing some benches with backs and some with arms. Recommend providing clear floor space alongside benches so that a person using a wheelchair can sit shoulder to shoulder with a person seated on the bench.	1	-	\$0

**Town of Sudbury  
Camp Sewataro - Grounds**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
50	West and East Garden Entrances	Ext.							Recommend providing a 10" high solid surface (kickplate) on the push side of each gate.	1	-	\$0

# Davis Field



## Town of Sudbury ADA Transition Plan

December 2020



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114  
www.IHCDesign.org • info@IHCDesign.org  
617-695-1225 voice/ tty

### Background

Davis Field is a large open field located at 195 North Road that is used for youth sports, such as soccer and football. Additional amenities include benches, picnic tables and wayside signage.

There is a large unmarked parking lot north of the field. Signage is provided for three accessible parking spaces in this area.

### Key Accessibility Issues

#### Exterior Access Routes

There is no accessible route to any of the park amenities including at least one bench, the wayside, and the lost and found area.

#### Parking Lot

At the parking lot north of the field there is signage for three accessible parking spaces alongside each of the three park entrance points. Based on an overall estimate of 175-200 spaces, three additional accessible spaces are required. At two of the existing spaces the fence is painted blue at the accessible parking space, however there is no marking at any of these spaces to denote the access aisle. In addition, a van accessible parking space is not provided in this parking lot.

#### Picnic Table

Accessibility issues include lack of an accessible route to a picnic table and lack of an accessible picnic table.

### Additional Accessibility Issues

- Lost and found items are located higher than 48 inches above the ground.
- There is no accessible route to the sport field (area of sport activity). No specific sport or activity field was set up on the day of survey or visible from Google Earth, so a 10-foot long route is estimated to a likely edge of sport activity.

### Order of Magnitude Cost Estimates

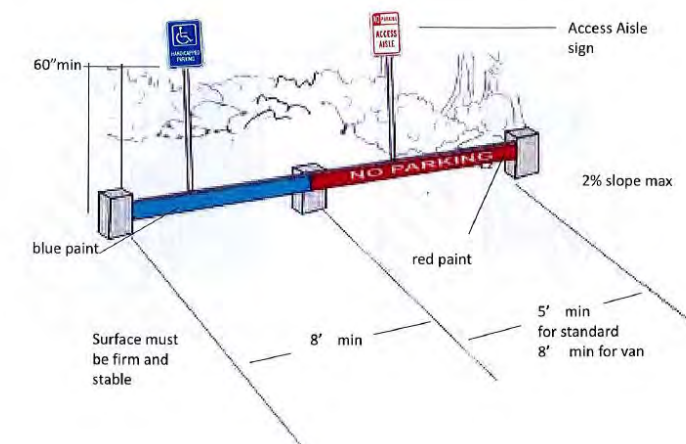
- Renovate exterior routes: \$1,056
- Renovate accessible parking spaces and provide three additional accessible parking spaces: \$3,800
- Provide an accessible picnic table on an accessible route: \$2,584
- Miscellaneous corrective actions (route to lost and found, reach range, route to bench, route to field, etc.): \$1,920

**Total: \$9,360**

### Best Practice and Inclusive Design

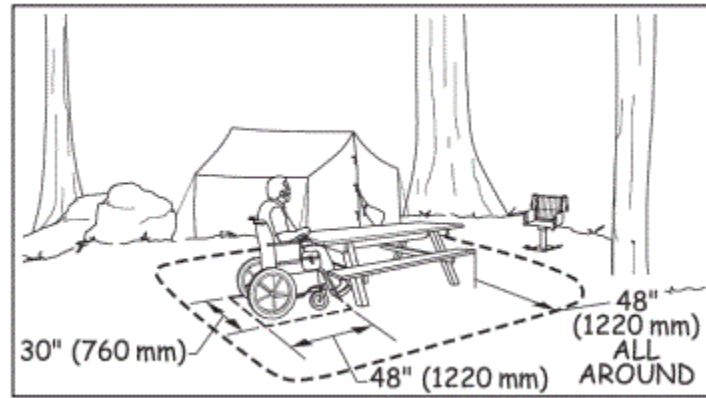
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- The following image is based on the Massachusetts Department of Conservation and Recreation (DCR) Pocket Guide. It shows a suggested method of designating an access aisle in an unpaved parking lot.

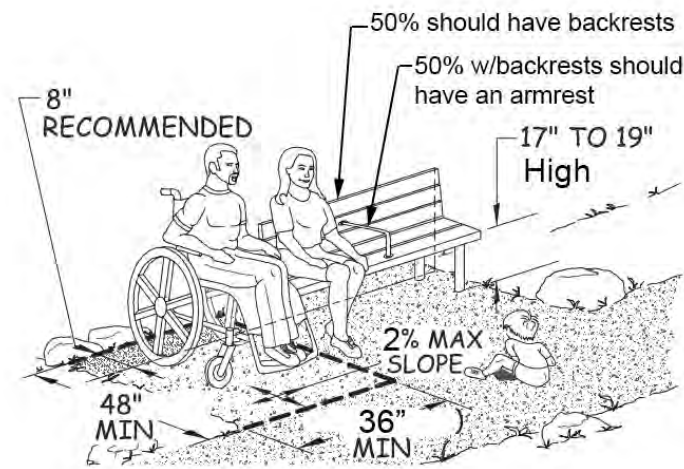


#### Unpaved Parking Lots






- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table once it is connected to an accessible route. See the following image:







- Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench. See the following diagram:



**Town of Sudbury  
Davis Field**





ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Entrance Near Picnic Table on West Side	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Accessible route not provided	7.4% -	Reduce running slope to be no steeper than 1:20 (5%). Ensure an accessible route is provided. (Cost estimate for a 6' long, 4' wide stone dust route.)	1	192	\$192
2	Center Entrance to Wayside	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Accessible route not provided	9.8% -	Reduce running slope to be no steeper than 1:20 (5%). Ensure an accessible route is provided. (Cost estimate for a 4' wide 14' long stone dust route.)	1	448	\$448
3	Wayside and Trash Container	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for a 4' wide 13' long stone dust route.)	1	416	\$416
<b>Off-Street Parking Lot or Garage</b>												
4	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces	175 est. 3	Parking lot has 175-200 spaces estimated. Provide three additional accessible spaces.	3	800	\$2400
5	Parking Lot Near Picnic Table on West Side	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided	-	Provide a marked access aisle that is at least 60" wide.	1	300	\$300

**Town of Sudbury  
Davis Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Parking Lot Near Gate Opening on East Side	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided	-	Provide a marked access aisle that is at least 60" wide and a marked vehicle space that is 96" wide min.	1	300	\$300
7	Parking Lot Near Wayside Opening in Center	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided Sign does not have the designation "Van Accessible"	- -	Provide a marked access aisle that is at least 96" wide. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	800	\$800
<b>Access to Goods and Services</b>												
<b>Operable Parts</b>												
8	Lost and Found on Back of Wayside	Ext.		Operable Parts	Lost and Found		Element not on an accessible route Side reach > 54"	- 58"	Provide an accessible route to the lost and found area. Relocate lost and found between 15" - 48" above the finished floor. (Cost estimate for a 20' long 4' wide stone dust route.)	1	640 Labor	\$640
<b>Picnic Tables</b>												
9	Picnic Table Near Parking Lot	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route. (Cost estimate for an accessible picnic table and a 37" long by 4' wide stone dust path from the entrance to the table.)	1	2584	\$2584



**Town of Sudbury  
Davis Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Benches</b>												
10	Bench Near Parking Lot	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Cost estimate for a 30' long, 4' wide stone dust route).	1	960	\$960
<b>Play and Sport Areas</b>												
<b>Field</b>												
11	Soccer Nets by Parking Lot and Benches	Ext.		Field	Soccer		Not connected to an accessible-route	-	Provide an accessible route to the field. (Cost estimate for 10' long, 4' wide stone dust route.)	1	320	\$320
<b>Best Practice</b>												
12	Picnic Table Near Parking Lot	Ext.						-	Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table once it is placed in the picnic area and connected to an accessible route.	1	-	\$0
13	Bench Near Parking Lot	Ext.						-	Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench.	1	-	\$0

# Featherland Park



## Town of Sudbury ADA Transition Plan

December 2020



Institute for Human Centered Design

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### Background

Featherland Park is located at 451 Concord Road. The north side of the park is known as Lower Featherland Park and contains three little league baseball fields, two batting cages, a parking lot, and a concession stand with toilet rooms and a picnic area. The south side of the park is known as Upper Featherland Park and contains a large baseball field, a softball field, four tennis courts, two basketball courts, an ice rink, two parking areas and a concession stand with multi-user men's and women's toilet rooms. Additional amenities include trash bins, dog waste bins and wayside signage.

There is a parking lot with two accessible spaces by Baseball Field 1 and Softball Field 2. There is a second parking lot west of the tennis courts with no accessible parking spaces. There is a third parking lot on the north by Baseball Field 5 with two accessible parking spaces. See the image at end of narrative for details of the numbered fields.

### Key Accessibility Issues

#### Exterior Accessible Routes to Amenities

Accessibility issues include the lack of an accessible route to the south concession stand, waysides and trash bins. Additionally, some existing exterior routes have excess changes in level and are not maintained in operable working condition.

#### Exterior Accessible Routes to Areas of Sport Activity

Accessibility issues include lack of accessible routes to the softball and baseball fields, including routes to team seating areas, practice areas and spectator seating areas. Additionally, wheelchair accessible spaces are not provided alongside team seating benches and bleachers.

#### Parking Lots

Accessibility issues include lack of accessible parking spaces in the parking lot by the tennis courts and lack of a van accessible sign at the van accessible parking space in the north parking lot.

### Doors

Accessibility issues include lack of maneuvering clearance at doors to the toilet rooms in the south concession stand, doors with thresholds greater than allowed in the north concession stand, and door hardware that requires tight grasping, pinching, or twisting of the wrist.

### Toilet Rooms

Accessibility issues in the men's and women's multi-user toilet rooms in the south concession stand include unwrapped pipes, lack of compliant faucets, lack of clear floor space, and lack of knee and toe clearance at the lavatory; as well as lack of an accessible toilet compartment. Additionally the urinal in the men's toilet room is mounted higher than allowed.

**Note:** Toilet rooms in the north concession stand were unable to be unlocked by Sudbury staff on the day of survey and were not surveyed.

### Additional Accessibility Issues

- Lack of or missing compliant designation, information and directional signs.
- Two service counters in the south concession stand are located higher than allowed.
- Lack of an accessible picnic table with toe and knee clearance by the north concession stand.

### Order of Magnitude Cost Estimates

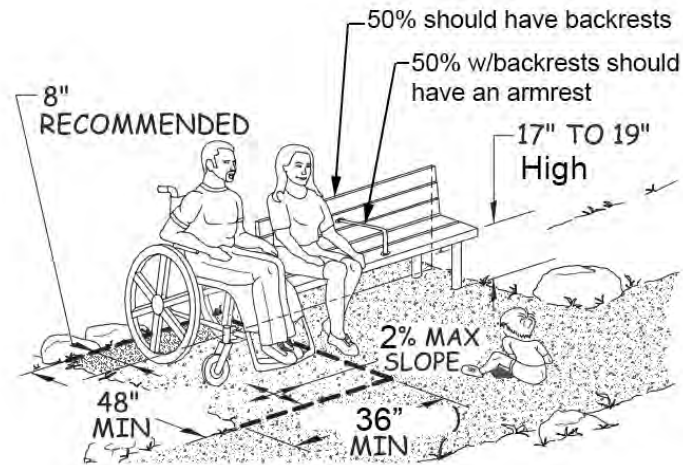
- Renovate and provide accessible exterior routes: \$3,592
- Provide additional accessible parking spaces and signage: \$3,700
- Renovate doors, including providing two automatic door openers: \$8422
- Provide compliant directional, informational and designation signage: \$3,696
- Provide two compliant service counters: \$1,760
- Provide a compliant picnic table: \$1,400
- Renovate south toilet rooms: \$21,396
- Provide accessible routes to areas of sport activity: \$38,592

**Total: \$82,558**

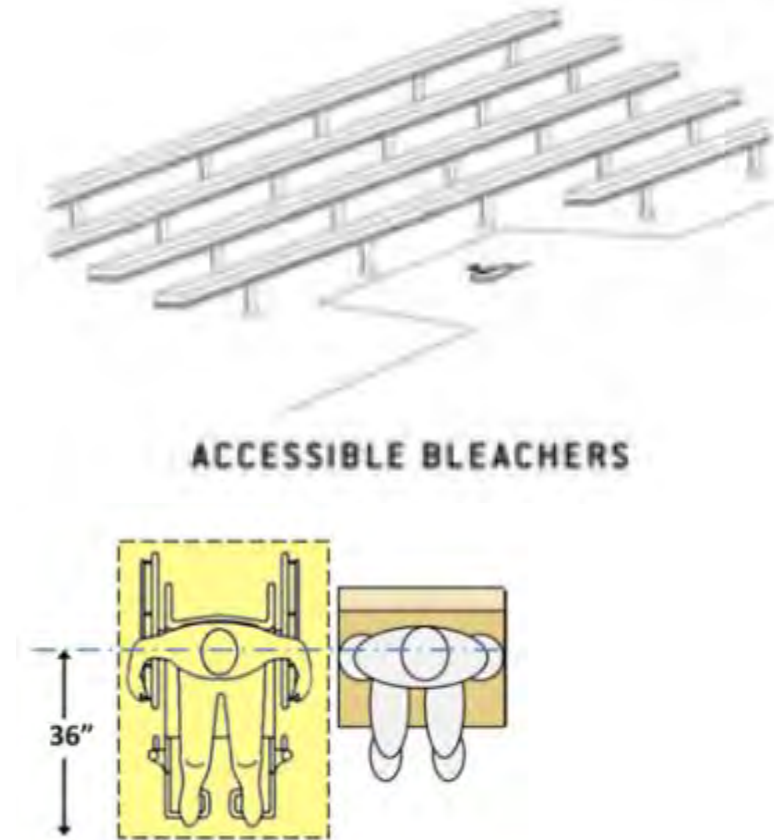
### Best Practice and Inclusive Design

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench. See the following diagram:








**Note:** The following graphics illustrate placement of accessible spaces alongside bleachers. Space for wheelchair users should be positioned so that a wheelchair user can sit shoulder to shoulder next to a person seated in the bleachers.




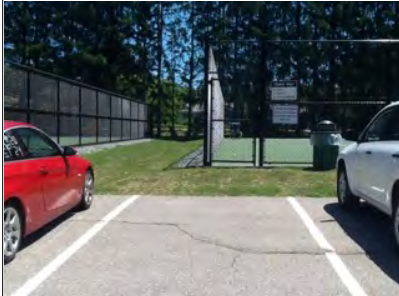



**Note:** The following image uses lines to show the approximate suggested location of accessible routes that need to be provided to amenities in Featherland Park. Yellow lines represent stone dust walkways and blue lines represent asphalt walkways.








**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Path Between Baseball Field 1 and Softball Field 2 (Gate Closed)	Ext.		Exterior Access Route	Walkway		Exterior route < 48" wide	-	Ensure that gate is opened during operating hours.	1	Labor	\$0
2	Asphalt Path to Entrance to Baseball Field 3	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max.	1	320	\$320
3	Ice Rink Entrance	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Route not maintained in operable working condition	1" -	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	160	\$160
4	Ice Rink Entrance	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	1"	Ensure the accessible route is maintained in operable working condition.	1	160	\$160
5	South Side of South Concession Between Field 1 and Field 2	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Provide an accessible route to the toilet room, concession stand and office on the south side of the concession stand. (Cost estimate for 54' long, 4' wide asphalt route.)	1	2160	\$2160


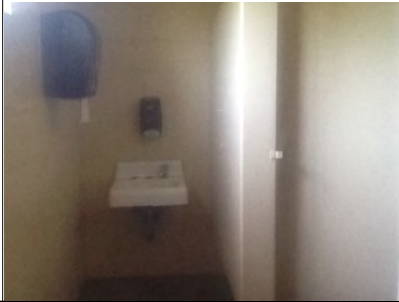



**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Wayside Signage and Dog Waste Bin Next to Baseball Field 1	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for a 15' long by 4' wide asphalt route.)	1	600	\$600
<b>Off-Street Parking Lot or Garage</b>												
7	Parking Lot by Tennis Courts and Ice Rink	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces	86 0	Provide three car accessible parking spaces and one van accessible parking space in this lot. As best practice, locate at least one of each accessible space by the ice rink, one by the north tennis court and one by the south tennis court.	4	800	\$3200
8	North (Lower Featherland) Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Sign does not have the designation "Van Accessible"	44 2 -	Add the designation "Van Accessible" to one of the parking spaces.	1	500	\$500
<b>Entrance</b>												
9	South Tennis Court, North Door by Parking Lot, and North and South Doors by Concord Road	Ext.		Entrance	Main Entrance		Entrance not on an accessible route	15%	Provide a directional sign indicating the location of the nearest accessible entrance.	3	346	\$1038
10	North Tennis/ Basketball Court, Door on South by Concord Road	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346



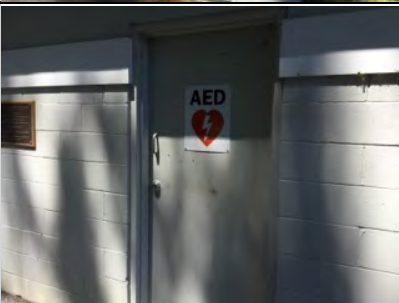
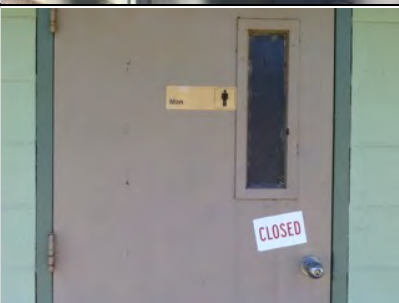
**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	North Tennis/ Basketball Court, Path to the North Entrance by the Parking Lot	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
12	North Tennis/ Basketball Court, Path to the South Entrance by the Parking Lot	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route	14%	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
13	South Tennis Court, South Door by Parking Lot (Accessible)	Ext.		Entrance	Main Entrance		International Symbol of Acc. not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	346	\$346
14	North Tennis/ Basketball Court, Door on North by Concord Road	Ext.		Entrance	Main Entrance		International Symbol of Acc. not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	346	\$346
15	Men's Toilet Room in South Concession Between Field 1 and Field 2	Ext.		Entrance	Secondary Entrance		Threshold is > 1/2" high	5"	Provide an asphalt walkway to the step that is sloped no greater than 1:20 (5%). Cost estimate for 10' long by 4' wide asphalt walkway.	1	400	\$400

**Town of Sudbury  
Featherland Park**






ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Women's Toilet Room in South Concession Between Field 1 and Field 2	Ext.		Entrance	Secondary Entrance		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
<b>Access to Goods and Services</b>												
<b>Interior Access Route</b>												
17	South Concession Stand Women's Toilet Room	1		Interior Access Route	Interior		Route < 36" wide	34"	Ensure that a clear width of 36" min. is maintained at the lavatory when the toilet room is under renovation to add an accessible compartment. 36" clear is required when the depth is greater than 24".	1	Labor	\$0
18	South Concession Stand Men's Toilet Room	1		Interior Access Route	Interior		Route < 36" wide	34"	Ensure that a clear width of 36" min. is maintained at the lavatory when the toilet room is under renovation to add an accessible compartment. 36" clear is required when the depth is greater than 24".	1	Labor	\$0
<b>Doors, Doorways, &amp; Gates</b>												
19	South Concession Stand Women's Toilet Room Exit to the Exterior	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	40"	Provide an automatic door opener.	1	3060	\$3060
20	South Concession Stand Men's Toilet Room Exit to the Exterior	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	40"	Provide an automatic door opener.	1	3060	\$3060

**Town of Sudbury  
Featherland Park**





ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	North (Lower Featherland) Concession Stand AED	Ext.		Doors, Doorways, & Gates	Other		Threshold > 1/2" high	3"	Alter the threshold to be 1/2" high max.	1	150	\$150
22	North (Lower Featherland) Concession Stand Women's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	3"	Alter the threshold to be 1/2" high max.	1	150	\$150
23	North (Lower Featherland) Concession Stand Men's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	3"	Alter the threshold to be 1/2" high max.	1	150	\$150
24	North (Lower Featherland) Concession Stand AED	Ext.		Doors, Doorways, & Gates	N/A		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
25	Men's Toilet Room in South Concession Between Field 1 and Field 2	Ext.		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484








**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Signage</b>												
26	Men's Toilet Room in South Concession Between Field 1 and Field 2	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
27	Women's Toilet Room in South Concession Between Field 1 and Field 2	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
28	North (Lower Featherland) Concession Stand Women's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
29	North (Lower Featherland) Concession Stand Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
<b>Service Counter</b>												
30	South Concession Stand	1		Service Counter	N/A		Counter > 36" high	47"	Provide a counter that is 36" max. above the ground.	1	880	\$880






**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	South Concession Between Field 1 and Field 2	Ext.		Service Counter	N/A		Counter > 36" high	41"	Provide a counter that is 36" max. above the ground.	1	880	\$880
<b>Picnic Tables</b>												
32	Picnic Area in Front of North Concession Stand in Lower Featherland Park	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400
<b>Trash / Recycling</b>												
33	South Tennis Court, North Door by Parking Lot	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Ensure trash container is located on an accessible route.	1	Labor	\$0
34	Edge of Softball Field 2	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Provide an accessible route to trash container. (Cost estimate for a 6' long, 4' wide stone dust route.)	1	192	\$192
<b>Toilet &amp; Bathing Rooms</b>												




**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Overall Access</b>												
35	South Concession Stand Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182
36	South Concession Stand Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182
<b>Lavatory</b>												
37	South Concession Stand Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Faucet not operable with a closed fist Exposed plumbing underneath	25" - -	Provide knee and toe clearance positioned for a forward approach. Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist at lavatory. Insulate or otherwise configure pipes to prevent contact at lavatory.	1	2764	\$2764
38	South Concession Stand Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Faucet not operable with a closed fist Exposed plumbing underneath	24" - -	Provide knee and toe clearance positioned for a forward approach. Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist at lavatory. Insulate or otherwise configure pipes to prevent contact at lavatory.	1	2764	\$2764
<b>Urinal</b>												
39	South Concession Stand Men's Toilet Room	1		Urinal	N/A		Rim > 17" high	-	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	3248	\$3248






**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Dispensers</b>												
40	South Concession Stand Women's Toilet Room	1		Dispensers	N/A		Controls > 42" (MAAB) Dispenser acts as a protruding object	50" -	Relocate the paper towel dispenser so that the operable part is 42" max. above the finished floor and out of the circulation path.	1	256	\$256
<b>Play and Sport Areas</b>												
<b>Field</b>												
41	Baseball Field 1 Entrance Team Seating Area 1	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	33.5"	Relocate bench to provide a 36" x 48" clear floor space at team seating. Provide a stone dust surface at accessible team seating space.	1	96 Labor	\$96
42	Baseball Field 1 Entrance Team Seating Area 2	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	30"	Relocate bench to provide a 36" x 48" clear floor space at team seating. Provide a stone dust surface at accessible team seating space.	1	96 Labor	\$96
43	Baseball Field 5 Team Seating 1	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	30.5"	Relocate bench to provide a 36" x 48" clear floor space at team seating. Provide a stone dust surface at accessible team seating space.	1	96 Labor	\$96
44	Baseball Field 5 Team Seating 2	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a a 36" x 48" stone dust surface at accessible team seating space.	1	96	\$96




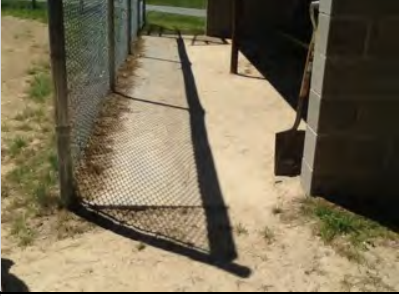

**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
45	Baseball Field 4 Team Seating 1	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	25"	Relocate bench to provide a 36" x 48" clear floor space at team seating. Provide a stone dust surface at accessible team seating space.	1	96 Labor	\$96
46	Baseball Field 4 Team Seating 2	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	32"	Relocate bench to provide a 36" x 48" clear floor space at team seating. Provide a stone dust surface at accessible team seating space.	1	96 Labor	\$96
47	Baseball Field 3, Team Seating 1	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a a 36" x 48" stone dust surface at accessible team seating space alongside the bench.	1	96	\$96
48	Baseball Field 3, Team Seating 2	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	31"	Relocate bench to provide a 36" x 48" clear floor space at team seating. Provide a stone dust surface at accessible team seating space.	1	96 Labor	\$96
49	Baseball Field 4 Bleacher	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 48" clear floor space on each side of the bleacher. (Cost estimate for 15' long, 4' wide stone dust route.)	2	480	\$960





**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
50	Baseball Field 3 Bleacher	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 48" clear floor space on each side of the bleacher. (Cost estimate for 15' long, 4' wide stone dust route.)	2	480	\$960
51	Baseball Field 1 Bleachers Near Team Seating Area 1	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 48" clear floor space on each side of the bleacher. Provide an accessible route to the bleacher. (Cost estimate for 95' long, 4' wide stone dust route.)	1	3040	\$3040
52	Baseball Field 1 Bleachers near Team Seating 2	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 48" clear floor space on each side of the bleacher. Provide an accessible route to the bleacher. (Cost estimate for 103' long, 4' wide stone dust route.)	1	3296	\$3296
53	Adult Softball Field 2 Bleachers on South	Ext.		Field	Softball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 48" clear floor space on each side of each bleacher. Provide an accessible route to the accessible seating area. (Cost estimate for 18' long, 4' wide stone dust route.)	4	576	\$2304
54	Baseball Field 5 Bleacher	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- 8.1%	Relocate bleacher to an accessible route closer to the asphalt. Provide a level 36" x 48" clear floor space on each side of the bleacher. Provide an accessible route to the field. (Cost estimate for 4' long, 4' wide stone dust route.)	2	128	\$256

**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
55	Baseball Field 1 Entrance	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the field and to each team seating area. (Cost estimate for 200' long, 4' wide stone dust walkway.)	1	6400	\$6400
56	Path to Baseball Field 5 Team Seating	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the baseball field, including to the team seating areas. (Cost estimate for 210' long, 4' wide stone dust route.)	1	6720	\$6720
57	Entrance to Baseball Field 4	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the field and team seating areas. (Cost estimate for 120' long, 4' wide stone dust route.)	1	3840	\$3840
58	Adult Softball Field 2 Team Seating Areas	Ext.		Field	Softball		Not connected to an accessible-route Level changes > 1/4"	- 1.75"	Provide an accessible route to each team seating area. Ensure that level changes are no greater than 1/4" high. (Cost estimate for 12' long, 4' wide asphalt route.)	2	480	\$960
59	Adult Softball Field 2 Pitching Area on South Side	Ext.		Field	Softball		Practice areas are not on an accessible route	-	Provide an accessible route to the pitching area on the south side. (Cost estimate for 20' long by 4' wide stone dust route.)	1	640	\$640

**Town of Sudbury  
Featherland Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
60	Adult Softball Field 2 Pitching Practice on West Side	Ext.		Field	Softball		Practice areas are not on an accessible route	-	Provide an accessible route to the pitching area on the west side. (Cost estimate for 10' long, 4' wide stone dust route.)	1	320	\$320
61	Batting Cage	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas. (Cost estimate for 54' long, 4' wide stone dust route.)	1	1728	\$1728
62	Entrance to Baseball Field 3	Ext.		Field	Baseball		No accessible route to all areas of sport activity	-	Install an accessible route between all areas of sports activity including the team the field, team seating area and batting cage. (Cost estimate for 200' long, 4' wide stone dust route.)	1	6400	\$6400
<b>Best Practice</b>												
63	Bench Near Baseball Field 5	Ext.							Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench.	1	-	\$0



# Feeley Field



## Town of Sudbury ADA Transition Plan

December 2020



Institute for Human Centered Design

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### Background

Feeley Field is located at 200 Raymond Road and contains tennis courts, three softball fields, one baseball field, two concession stands and men's and women's toilet rooms. Additional amenities include trash bins, a press box, a picnic area, benches, practice areas and spectator seating areas.

There is a striped parking lot north of the tennis courts, a large unpaved lot by the north softball field and a smaller unpaved lot adjacent to the two south softball fields.

### Key Accessibility Issues

#### Exterior Accessible Routes

Accessibility issues include the lack of an accessible route between the parking lot and the tennis courts, lack of an accessible route between the tennis court and north softball field, and lack of an accessible route between the southwest and southeast softball fields and parking lot. There is also lack of accessible routes to team seating areas, spectator seating areas and practice areas, and an accessible route is not provided to the north concession stand and toilet rooms.

#### Parking Lots

Accessibility issues include lack of accessible parking spaces in the parking lot north of the tennis courts and the parking lot alongside the north softball field. The parking lot by the south softball fields has signage for two accessible parking spaces but lacks signage for a van accessible parking space, and the spaces and access aisles are not marked.

#### Doors

Accessibility issues include lack of maneuvering clearance at the women's toilet room door and excessive door thresholds at the men's and women's toilet rooms.

#### Toilet Rooms

Accessibility issues in the men's and women's multi-user toilet rooms include lack of a compliant accessible compartment, lack of a compliant urinal, unwrapped lavatory pipes, lack of compliant faucets, and lack of knee and toe clearance at the lavatory. IHCD

recommends renovating each of these toilet rooms to be converted into a compliant single-user toilet room.

### Additional Accessibility Issues

- Wheelchair accessible spaces are not provided alongside exterior benches, bleachers or team seating areas.
- Lack of compliant designation, information and directional signs.
- Three service counters are located higher than allowed and the two service counters in the north concession stand are not located on an accessible route.
- Lack of an accessible picnic table with toe and knee clearance by the north concession stand.
- Lack of an accessible route to one bench by the north softball field and to the trash container and wayside sign by the tennis courts. .

### Order of Magnitude Cost Estimates

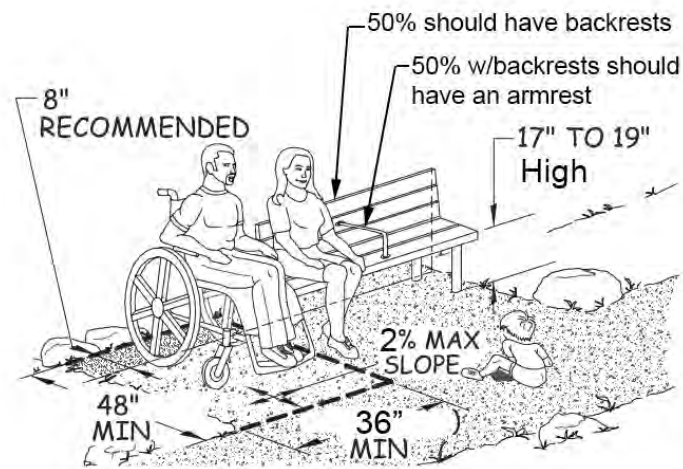
- Renovate existing parking spaces and provide additional accessible parking spaces and signage: \$8,800
- Provide a concrete ramp to the north concession stand building: \$59,007
- Provide a concrete ramp between the north parking lot and northwest tennis court entrance: \$35,404
- Provide an automatic door opener at the women's toilet room door: \$3,060
- Provide a raised concrete walkway around the north concession stand to ensure that the door threshold to the men's and women's toilet rooms is compliant: \$6,848
- Provide compliant directional, designation and informational signage: \$2,194
- Renovate three service counters: \$2,640
- Provide an accessible picnic table: \$1,400
- Renovate men's and women's toilet rooms to become accessible single-user toilet rooms: \$49,208
- Provide accessible routes between areas of sport activity: \$42,712
- Miscellaneous corrective actions (route to a bench, sidewalk repair, etc.): \$288

**Total: \$211,561**

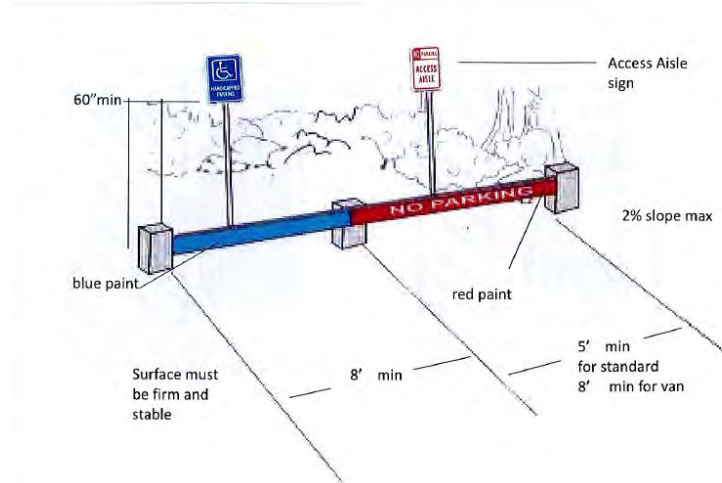
**Best Practice and Inclusive Design**

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing handrails at the stepped route to spectator seating north of the baseball field.
- Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench. See the following diagram:

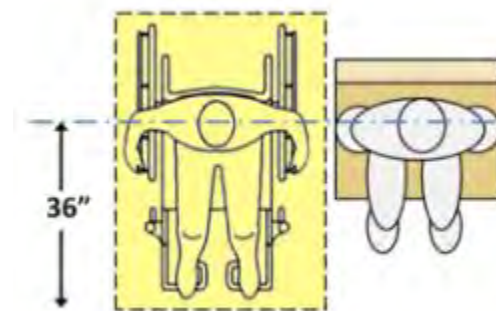


- Recommend providing an accessible route from the north concession stand and toilet room building to the sidewalk.
- The following image is based on the Massachusetts Department of Conservation and Recreation (DCR) Pocket Guide. It shows a suggested method of designating an access aisle in an unpaved parking lot:



Unpaved Parking Lots






**Note:** The following graphics illustrate placement of accessible spaces alongside bleachers. Space for wheelchair users should be positioned so that a wheelchair user can sit shoulder to shoulder next to a person seated in the bleachers.








**Note:** The following image uses lines to show the approximate suggested location of accessible routes that need to be provided to amenities in Feeley Field. Yellow lines represent stone dust walkways, blue lines represent asphalt walkways, green lines represent concrete ramps and purple lines represent concrete walkways.








**Town of Sudbury  
Feeley Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Sidewalk Between South Softball and Baseball Fields to North Concession Stand	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition Level changes > 1/4"	2" -	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	160	\$160
2	North Concession Stand and Toilet Room Building	Ext.		Exterior Access Route	Walkway		Accessible route not provided	13%	Ensure an accessible route is provided. (Cost estimate for 50' long concrete ramp to the building.)	1	59007	\$59007
3	Signage at Tennis Court	Ext.		Exterior Access Route	Walkway		Accessible route not provided	27.8%	Relocate wayside sign to an accessible route.	1	Labor	\$0
4	Southwest Tennis Entrance From North Softball Field	Ext.		Exterior Access Route	Walkway		Accessible route not provided		Install an accessible route between all areas of sport activity. (Cost estimate for 6' long by 4' wide stone dust route.)	1	192	\$192
<b>Off-Street Parking Lot or Garage</b>												
5	Parking Lot by Tennis Courts	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	29 0 0	Provide one van accessible parking space and one car accessible parking space by the northwest entrance. (Cost of one accessible space, access aisle, sign and striping, including leveling space.)	2	1850	\$3700






**Town of Sudbury  
Feeley Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Unpaved Lot by North Softball Field	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	105 est. 0 0	Provide four car accessible parking spaces and one van accessible parking space. (Cost estimate for signage and striping.)	5	800	\$4000
7	Parking Lot by Southwest Softball Field, Accessible Parking Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Access aisle not provided Sign does not have the designation "Van Accessible"	45 est. 2 - -	Provide a marked access aisle for one car accessible and one van accessible parking space. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	1100	\$1100
<b>Entrance</b>												
8	Northwest Tennis Entry	Ext.		Entrance	Gate		Entrance not on an accessible route	13.3%	Provide an accessible route into the tennis court from the parking lot. (Cost estimate based on a 30' long concrete ramp with handrails).	1	35404	\$35404
9	North Center Tennis Entrance	Ext.		Entrance	Gate		Directional sign to accessible entrance not provided	12%	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
10	Northeast Tennis Entry	Ext.		Entrance	Gate		Directional sign to accessible entrance not provided	16.5%	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346





**Town of Sudbury  
Feeley Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Northwest Tennis Entrance	Ext.		Entrance	Gate		International Symbol of Acc. not provided		After entrance is made accessible provide signage with the International Symbol of Accessibility (ISA).	1	346	\$346
12	Tennis Entrances on South	Ext.		Entrance	Gate		International Symbol of Acc. not provided	-	After an accessible route is made to both south entrances, provide a sign with the International Symbol of Accessibility (ISA) at each gate.	2	346	\$692
<b>Access to Goods and Services</b>												
<b>Doors, Doorways, &amp; Gates</b>												
13	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	2"	Provide an automatic door opener.	1	3060	\$3060
14	Women's and Men's Toilet Room Doors	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	6", 10"	Threshold is 6" to 10" at the men's and women's toilet room. Recommend providing a raised walkway around building to connect concession counters, and toilet rooms. (Cost estimate based on 107' long, 4' wide min. walkway around building so that the maximum door threshold to both toilet rooms is 1/2 inch.	1	6848	\$6848
<b>Signage</b>												
15	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232





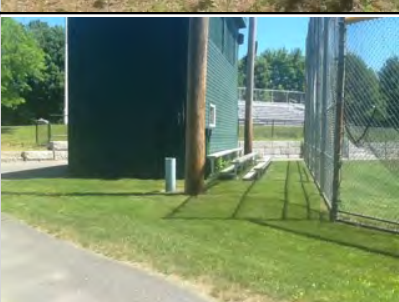
**Town of Sudbury  
Feeley Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Women's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
<b>Service Counter</b>												
17	North Concession Stand	Ext.		Service Counter	N/A		Not connected to a accessible route Counter > 36" high	- 41"	Ensure the counter is connected to an accessible route. Provide a counter that is 36" max. above the ground. (Note: If a raised walkway or plinth is built around the building, concession counter may not need to be lowered.)	1	Labor 880	\$880
18	North Concession Stand	Ext.		Service Counter	N/A		Not connected to a accessible route Counter > 36" high	- 38"	Ensure the counter is connected to an accessible route. Provide a counter that is 36" max. above the ground. (Note: If a raised walkway or plinth is built around the building, concession counter may not need to be lowered.)	1	Labor 880	\$880
19	Baseball Field Concession Stand	Ext.		Service Counter	N/A		Counter > 36" high	47"	Provide a counter that is 36" max. above the ground.	1	880	\$880
<b>Picnic Tables</b>												
20	North Concession Stand Picnic Area	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure it is located on an accessible route.	1	1400	\$1400

**Town of Sudbury  
Feeley Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Benches</b>												
21	Seating at North Softball Field	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Cost estimate for 4' long by 4' wide stone dust route.)	1	128	\$128
<b>Trash / Recycling</b>												
22	North Center Tennis Entrance	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	12%	Ensure trash container is located on an accessible route.	1	Labor	\$0
<b>Toilet &amp; Bathing Rooms</b>												
<b>Overall Access</b>												
23	Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Toe or knee clearances not provided Faucet not operable with a closed fist Exposed plumbing underneath lavatory Urinal rim > 17" high Clear floor space not provided at urinal Flush control too high or not properly located at urinal	- - - - - -	Renovate toilet room to be an accessible single-user toilet room. Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact at lavatory. Provide at least one lavatory with knee and toe clearance positioned for a forward approach.	1	24604	\$24604
24	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Faucet not operable with a closed fist Exposed plumbing underneath	-	Renovate toilet room to be an accessible single-user toilet room. Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact at lavatory.	1	24604	\$24604
<b>Play and Sport Areas</b>												

**Town of Sudbury  
Feeley Field**




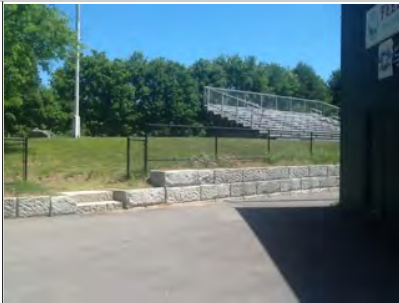

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Field</b>												
25	North Softball Field, Team Seating Area	Ext.		Field	Softball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating alongside bench. (Cost estimate for 3' by 4' stone dust area.)	2	96	\$192
26	Southeast Softball Field Team Seating	Ext.		Field	Softball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field. (Cost estimate for 420' 4' wide stone dust route from southwest softball field.)	1	13440	\$13440
27	Southwest Softball Field Team Seating	Ext.		Field	Softball		Accessible spaces are not provided at team seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at each team seating area Install an accessible route to each team seating area. (Cost estimate for 216' long, 4' wide stone dust route from the parking lot.)	1	6912	\$6912
28	Baseball Field, Access to Bleachers	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide an accessible route to team seating area from the parking lot to the north. Provide a 36" x 48" clear floor space on each side of the bleacher. (Cost estimate for 173' long, 4' wide stone dust route.)	1	5536	\$5536
29	Baseball Field, Bleacher In Front of Press Box	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide an accessible route to sideline seating and a 36" x 48" clear floor space alongside each side of bleacher. (Cost estimate for 34' long, 4' wide stone dust route.)	1	1088	\$1088




**Town of Sudbury  
Feeley Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	North Softball Field Batting Cage and Spectator Seating	Ext.		Field	Softball		Accessible spaces not provided at sidelines seating Practice areas are not on an accessible route	- -	Provide an accessible route to sidelines seating and provide a 36" x 48" clear floor space alongside each side of bleacher. Provide an accessible route to the batting cage. (Cost estimate for 102' long, 4' wide stone dust route.)	1	3264	\$3264
31	Baseball Field, Entrance to North Team Seating Area	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the the north team seating area. (Cost estimate for 6' long, 4' wide asphalt route.)	1	240	\$240
32	Baseball Field, West Team Seating Area	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the the west team seating area. (Cost estimate for 15' long, 4' wide asphalt route.)	1	600	\$600
33	North Softball Field Team Seating Areas	Ext.		Field	Softball		Not connected to an accessible-route No accessible route to all areas of sport activity	-	Provide an accessible route to the field and to team seating areas. (Cost estimate for 305' long, 4' wide stone dust route.)	1	9760	\$9760
34	Baseball Field, Batting Cages	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas. (Cost estimate for 12' long, 4' wide asphalt route.)	1	480	\$480

**Town of Sudbury  
Feeley Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Baseball Field, Route Between North Team Seating Area and Pitching Practice Area	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to pitching practice area. (Cost estimate for 10' long, 4' wide asphalt route.)	1	400	\$400
36	Baseball Field, Route Between West Team Seating Area and Pitching Practice Area	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas. (Cost estimate for 12' long, 4' wide asphalt route.)	1	480	\$480
<b>Court</b>												
37	Tennis Entry on Southeast From North Softball Field	Ext.		Court	Tennis		No accessible route between all areas of sport activity	-	Install an accessible route between the tennis court and softball field. (Cost estimate for 4' long by 4' wide stone dust route.)	1	128	\$128
<b>Best Practice</b>												
38	Baseball Field, Path to Upper Level Bleachers	Ext.							Recommend providing handrails at the stepped route to spectator seating.	1	-	\$0
39	North Concession Stand and Toilet Rooms	Ext.							Recommend providing an accessible route from this facility to the sidewalk.	1	-	\$0

**Town of Sudbury  
Feeley Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Seating at North Softball Field	Ext.							Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench.	1	-	\$0

# Grinnell Park



## Town of Sudbury ADA Transition Plan

October 2020



Institute for Human Centered Design

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617-695-1225 voice/tty

### Background

Year Built: 1937

Year Renovated: 2016

Grinnell Park is located at 311 Hudson Road. Hudson Road runs along the park's northern border, Concord Road is on the eastern border, and there is a shopping complex on the western border.

Amenities include walkways, benches and a World War I memorial with a central flagpole and American flag. The memorial honors 31 men from Sudbury who fought in World War I, and one Sudbury resident, Frances H. Grinnell, who died fighting between 1917 and 1918. Parking is not provided directly at the park. However, a parking lot at the shopping center connects to an accessible route to the memorial area.

### Key Accessibility Issues

#### Exterior Accessible Routes

Accessibility issues include cross slopes greater than the maximum allowed at multiple points along the park's walkways.

#### Additional Accessibility Issues

- Lack of an accessible route to at least one of the benches at a sitting area under the tree on the southeast side of the park.
- Lack of a detectable warning at one end of a crosswalk at the intersection of Hudson and Concord Roads.

### Order of Magnitude Cost Estimates

- Miscellaneous corrective actions (renovate and provide exterior accessible routes, detectable warning, etc.): \$1,632





**Total: \$1,632**

### Best Practice and Inclusive Design




Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing a 36" min. x 48" min. stable, firm and slip resistant surface such as stone dust at one end of one of the benches at the sitting area under the tree on the southeast side of the park once a bench in this area is connected to an accessible route.
- Recommend providing an additional bench on an accessible route with a 36" min. x 48" min. stable, firm and slip resistant surface such as stone dust at one end by the pathway that runs along Hudson Road to provide a location near the memorial for visitors to rest while at the park.

**Town of Sudbury  
Grinnell Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Walkway Southwest of World War I Memorial	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	12%	Reduce cross slope to be no steeper than 1:50 (2.00%).  (Cost based on 4'x15' of stone dust to correct slope.)	1	480	\$480
2	Walkway West of World War I Memorial	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	11.5%	Reduce cross slope to be no steeper than 1:50 (2.00%).  (Cost based on 4'x6' of stone dust to correct slope.)	1	192	\$192
3	Walkway Southeast of World War I Memorial	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	Labor	\$0
4	Crosswalk at the Intersection of Hudson and Concord Roads	Ext.		Exterior Access Route	Exterior		Detectable warning not provided		Provide a detectable warning on the curb ramp.	1	360	\$360
<b>Access to Goods and Services</b>												

**Town of Sudbury  
Grinnell Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Benches</b>												
5	Southeast End of the Park	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.  (Cost based on a new 4' wide min. x 15' stone dust path.)	1	600	\$600
<b>Best Practice</b>												
<b>Bench</b>												
6	Walkway From World War I Memorial to the Intersection of Hudson and Concord Roads	Ext.		Bench	N/A				Recommend providing a bench with a 36" min. x 48" min. wide stable, firm and slip resistant surface such as stone dust at one end by the pathway the runs along Hudson Road to provide a location near the memorial for visitors to rest while at the park.	1	-	\$0
<b>Clear Floor Space by Bench</b>												
7	Southeast End of the Park	Ext.		Clear Floor Space by Bench	N/A				Recommend providing a 36" min. x 48" min. wide stable, firm and slip resistant surface such as stone dust at one end of one of the benches in this area once the bench is connected to an accessible route.	1	-	\$0

# Haskell Field



## Town of Sudbury ADA Transition Plan

January 2021



Institute for Human Centered Design

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### Background

Haskell Field is located at 15 Fairbank Road, just west of the Atkinson Swimming Pool. Fairbank Road runs along the east side of the park where a parking lot is located. Priest Road and Hamess Lane are to the west of the park, Hudson Road to the south and Butler Road to the north. Amenities include approximately ten (10) soccer fields depending on goal distribution, a baseball diamond, a playground, men's and women's toilet rooms, a drinking fountain, a concession stand, benches and a book exchange box.

### Key Accessibility Issues

#### Exterior Access Routes

Accessibility issues include lack of accessible routes connecting existing pathways to all of the boundaries of sport activity including at multiple soccer fields, the baseball field and batting cage, team seating at the baseball field dugouts, and at sideline bleacher seating. Additional amenities not connected to an accessible route include benches, trash receptacles, picnic tables, a wayside and a bag dispenser for dog waste. Additional problems with the existing exterior access routes include excessive changes in level, excessive running and cross slopes, and a book exchange box at the concession stand that is a protruding object. (See Figure 1 and the end of this report narrative for more information about current and missing accessible routes at Haskell Field.)

#### Playground

Accessibility issues include lack of an impact-attenuating firm, stable and slip-resistant surface to and around play components in one portion of the playground.

**Note:** The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) or any loose surface to comply with its regulation requiring an accessible route to each play component and around the playground.

**Note:** IHCD team has been told that Sudbury has budgeted \$163,000 to provide a compliant surface to and around playground components as needed. As a result, no cost to address the use of engineered wood fiber in some playground areas is included in this report or survey catalog.

### Additional Accessibility Issues

- Lack of an accessible picnic table in four locations.
- Lack of a drinking fountain for a standing user and an existing drinking fountain for a seated user that is not maintained in operable working condition
- The service counter at the concession stand is higher than the maximum height allowed.
- The designation sign at the men's toilet room is damaged and needs to be replaced.

### Order of Magnitude Cost Estimates

- Renovate and provide exterior routes: \$13,930
- Provide four (4) accessible picnic tables: \$5,600
- Repair or replace the drinking fountain for a seated user and provide a drinking fountain for a standing user: \$4,028
- Miscellaneous corrective actions (including service counter, designation sign, etc.): \$1,112

**Total: \$24,670**

**Note:** On the day that IHCD team was at Haskell Park, the women's toilet room was locked and could not be surveyed. The men's toilet room was open, and a survey was conducted for that amenity.

## Haskell Field

**Figure 1:** View of Haskell Field showing the approximate location of accessible routes (yellow lines) and the approximate suggested location for new accessible routes (purple lines) that connect existing paths to all of the boundaries of sport activity and to park amenities.

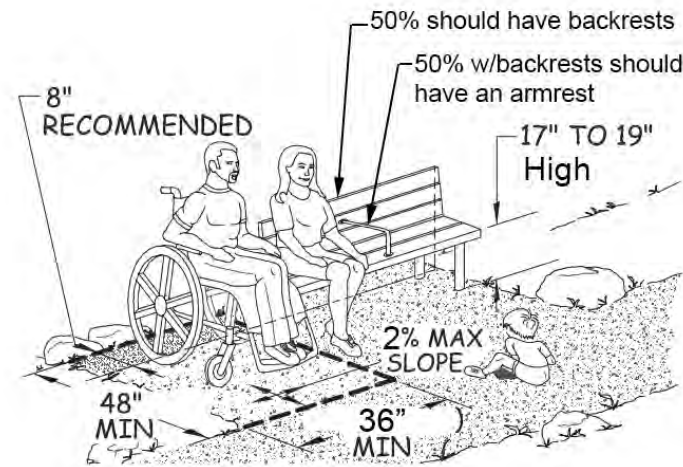


### Best Practice and Inclusive Design

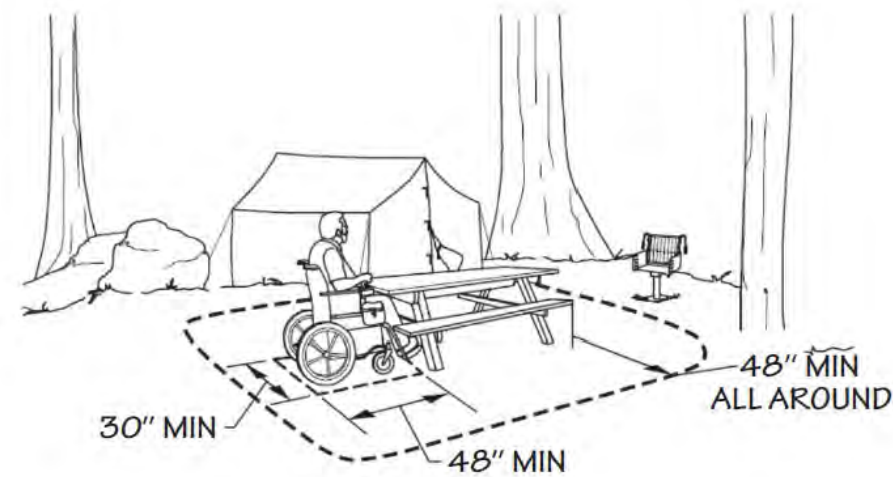
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

#### Benches

- Recommend providing a firm, stable and slip resistant clear floor space alongside at least one bench in each sitting area so that a person using a wheelchair can sit shoulder-to-shoulder with a person seated on the bench.








- Recommend providing a 48" min. firm, stable and slip resistant surface around the exterior of each accessible picnic table in the park.







- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF) or any loose surface. Over time, EWF requires continuous maintenance to ensure the surface is maintained in operable working condition (stable, firm and slip-resistant). In addition, when used in combination with other surfaces required for accessible routes to play components in Massachusetts, it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF.








**Town of Sudbury  
Haskell Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Library - Children's Playground	Ext.		Exterior Access Route	Exterior		Route obstructed by protruding objects	15"	Provide a cane-detectable barrier below book exchange 27" max. above the ground. (Book exchange protrudes 15.75".)	1	306	\$306
2	Left Side Entrance From Parking 3 to Soccer Fields	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	10.2%	Reduce running slope to be no steeper than 1:20 (5%), reduce change in level from parking to soccer field entrance to 1/2" max.	1	Labor	\$0
3	Path to Children's Playground	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	Labor	\$0
4	Wayside Next to Parking 3	Ext.		Exterior Access Route	Exterior		Accessible route not provided	- -	Ensure an accessible route is provided to the wayside and the dog waste bag dispenser. Either relocate both to an accessible location or provide a firm, stable and slip resistant route to both.  (Cost based on a 4' wide min. x 15' long stone dust path to both amenities.)	1	480	\$480
5	From Right Side of Parking 1 to Accessible Path 2	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided between the parking lot and the existing accessible path.  (Cost based on a 4' wide min. x 15' firm, stable and slip resistant accessible path to the existing path.)	1	960	\$960
<b>Access to Goods and Services</b>												





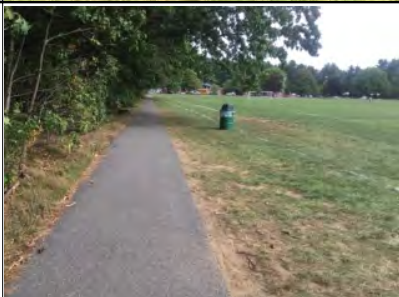
**Town of Sudbury  
Haskell Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Signage</b>												
6	Men's Toilet Room	Ext.		Signage	Designation		Sign not maintained in operable working condition		Provide new sign with raised characters and braille.	1	232	\$232
<b>Service Counter</b>												
7	Concession Stand - Children's Playground	Ext.		Service Counter	N/A		Counter > 36" high	41.5"	Provide a counter that is 36" max. above the ground.	1	880	\$880
<b>Operable Parts</b>												
8	Wayside	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	53.5"	Reposition dog waste bag dispenser to between 15"- 48" above the finished floor.	1	Labor	\$0
<b>Picnic Tables</b>												
9	Picnic Table Near Accessible Play Structure 1 - Children's Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table in this area with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400





**Town of Sudbury  
Haskell Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Picnic Tables Next to Parking 3	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route.	1	1400	\$1400
11	Opening 1 Near Accessible Path 2 From Right Side of Parking 1	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- 17%	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route.  (Cost based on an accessible picnic table and a 4' wide min. x 15' firm, stable and slip resistant accessible path to the picnic table.)	1	2360	\$2360
12	Picnic Tables Near Parking 3	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the accessible picnic table in this area is connected to an accessible route.	1	1400	\$1400
13	Outdoor Play Gym	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the picnic table is connected to an accessible route. (Cost based on a stone dust patch, 3'x4' min., at the accessible end of the accessible picnic table.)	1	240	\$240
<b>Benches</b>												
14	Bench Next to Children's Playground	Ext.		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area.  (Cost based on a 4' wide min. x 15' long stone dust path to bench.)	1	480	\$480






**Town of Sudbury  
Haskell Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Baseball Seating	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area and to the trash receptacle or relocate both to an accessible route. (Cost based on a 4' wide min. x 6' firm, stable and slip resistant path to bench and trash receptacle.)	1	240	\$240
16	Right Side Soccer Field	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Install an accessible route with a 5.00% max. running and 2.00% max. cross slope between towards benches and the resumed accessible path. (Cost based on a 4' wide min. x 60' long path leading towards benches and the resumed accessible path.)	1	1920	\$1920
17	Accessible Path 2	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Install an accessible route with a 5.00% max. running and 2.00% max. cross slope between towards benches and the resumed accessible path. (Cost based on a 4' wide min. x 60' long path leading towards benches and the resumed accessible path.)	1	1920	\$1920
<b>Trash / Recycling</b>												
18	Left Side Entrance From Parking 3 to Soccer Fields	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Ensure trash container is located on an accessible route.	1	Labor	\$0
19	Path 2	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Ensure trash container is located on an accessible route.	1	Labor	\$0
<b>Toilet &amp; Bathing Rooms</b>												






**Town of Sudbury  
Haskell Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Overall Access</b>												
20	Men's Toilet Room	Ext.		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
<b>Single-User Toilet</b>												
21	Women's Accessible Toilet Room	Ext.		Single-User Toilet	N/A				This toilet room was locked on the day that IHCD was at Haskell Field and could not be surveyed.	1	-	\$0
<b>Additional Access</b>												
<b>Drinking Fountains</b>												
22	Fountain - Children's Playground	Ext.		Drinking Fountains	Seated		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	4028	\$4028
<b>Play and Sport Areas</b>												
<b>Play Areas</b>												
23	Accessible Play Structure 2 - Children's Playground	Ext.		Play Areas	N/A		Accessible route not provided at play components	1"	Reduce change in level to 1/2" max.	1	Labor	\$0






**Town of Sudbury  
Haskell Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Play Structure 3 - Children's Playground	Ext.		Play Areas	N/A		Accessible route not provided at play components	-	Provide a compliant impact-attenuating surface under and around the play components.  <b>Note:</b> IHCD team has been told that Sudbury has budgeted \$163,000 to address this issue at Haskell Field.	1	-	\$0
25	Near Climber	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition/repair patch as needed.	1	Labor	\$0
26	Accessible Play Structure 2 - Children's Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition.	1	Labor	\$0
27	Ground Play Components	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition.	1	Labor	\$0
<b>Field</b>												
28	Path 1 Baseball Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	14%	Provide a 48" wide min. firm, stable and slip resistant path to team seating with a 5.00% max. running and 2.00% max. cross slope. (Cost based on a 48" wide x 15' long stone dust path.)	1	480	\$480

**Town of Sudbury  
Haskell Field**





ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	Baseball Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating.	1	Labor	\$0
30	Baseball Seating 2	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating.	1	Labor	\$0
31	Bleachers	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 4' wide min. firm, stable and slip resistant route to the sideline seating bleachers with a 5.00% max. running and 2.00% max. cross slope. Provide a 36" x 48" clear floor space at sidelines seating. (Cost based on a 4' wide min. x 30' path.)	1	960	\$960
32	Baseball Dugout to Field	Ext.		Field	Baseball		Not connected to an accessible-route	28.5"	Provide an accessible route to the field. Widen gate to 32" min.	1	Labor	\$0
33	Towards Baseball Seating 2	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide a 4' wide min. firm, stable and slip resistant route to the equipment storage shed, the boundary of sport activity, and to the second team seating dugout with a 5.00% max. running and 2.00% max. cross slope at baseball. (Cost based on a 4' wide min. x 60' path.)	1	1920	\$1920

**Town of Sudbury  
Haskell Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Baseball Seating 2	Ext.		Field	Baseball		Not connected to an accessible-route	3"	Reduce change in level to 1/2" max. (Cost based on a concrete patch.)	1	256	\$256
35	Batting Cage	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide a firm, stable and slip resistant accessible route to the batting cage entry with a 5.00% max. running and 2.00% max. cross slope.	1	960	\$960
36	Right Side of Soccer Field	Ext.		Field	Soccer		No accessible route to all areas of sport activity	-	Install an accessible route with a 5.00% max. running and 2.00% max. cross slope between the existing path and boundary of sport activity at the soccer field. (Cost based on a 4' wide min. x 60' long path leading towards the benches and the resumed accessible path.)	1	1920	\$1920
<b>Best Practice</b>												
<b>Bench</b>												
37	Bench 1 on Path 1	Ext.		Bench	N/A				Recommend providing a 3'x4' asphalt patch at one end of bench.	1	-	\$0
38	Bench 2 on Path 1	Ext.		ench	N/A				Recommend providing a 3'x4' asphalt patch at one end of bench.	1	-	\$0



**Town of Sudbury  
Haskell Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
39	Path 2	Ext.		Bench	N/A				Recommend relocate bench closer to existing accessible route and providing a 3'x4' asphalt patch at one end of bench.	1	-	\$0
40	Bench 3 on Path 2	Ext.		3ench	N/A				Recommend providing a 3'x4' asphalt patch at one end of bench.	1	-	\$0
<b>Men's Toilet Room</b>												
41	Men's Toilet Room	Ext.		Men's Toilet Room	N/A				Recommend providing a sign with the International Symbol of Accessibility (ISA) at the men's toilet room.	1	-	\$0
<b>Picnic Table</b>												
42	Picnic Tables Near Parking 3	Ext.		Picnic Table	N/A				Recommend proving a 48" min. firm, stable and slip resistant surface around the exterior of each accessible picnic table in the park.	1	-	\$0

# Heritage Park



## Town of Sudbury ADA Transition Plan

January 2021



Institute for Human Centered Design

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### Background

Year Built: 1975

Year Renovated: 2003

Heritage Park is located at 299 Old Sudbury Road. The park, adjacent to the Hosmer House, covers 4.4 acres and offers stone dust paths around a pond as well as a secondary path through the woods. The park contains a Kousa dogwood walk, two bridges, a pond, a wetland area, two picnic areas, a September 11<sup>th</sup> memorial and benches. The park is used for a craft fair on July 4<sup>th</sup>.

An inaccessible entrance with stairs is located at 299 Old Sudbury Road. There is an accessible route into the park from Concord Road.

There is no parking available at the park but people are allowed to park across the street, behind Town Hall. See the Hosmer House, Town Hall and Loring Parsonage reports for sidewalk and parking lot details.

### Key Accessibility Issues

#### Exterior Accessible Routes

Accessibility issues include running and cross slopes greater than the maximum allowed at several park walkways, excessive changes in level at the bridge, excessive surface openings at the approach to the September 11 memorial, lack of an accessible route to plaques alongside the walkway, and lack of the required clear width at many exterior routes. In addition, some routes have not been maintained in working condition, and low hanging tree branches by the entrance from Concord Road act as protruding objects.

#### Stairs

Accessibility issues include lack of handrails at stairs.

#### Picnic Tables

Accessibility issues include lack of accessible picnic tables located on an accessible route in two locations.

### Additional Accessibility Issues

- Lack of an accessible route to at least one of the benches in each of seven (7) areas of the park.

### Order of Magnitude Cost Estimates

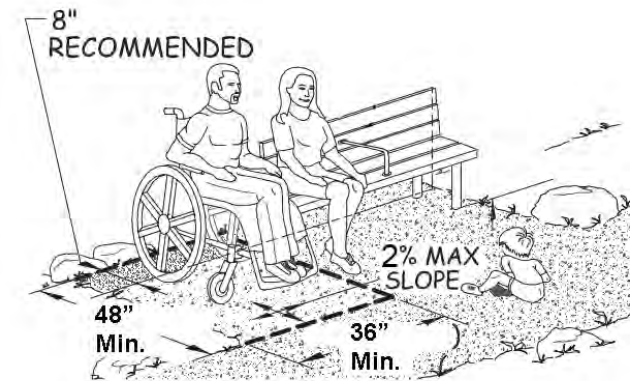
- Renovate exterior routes: \$22,088
- Provide handrails at stairs: \$1,480
- Provide accessible picnic tables located on accessible routes in two (2) locations: \$3,440
- Provide an accessible route to a bench in seven (7) locations: \$1,836

**Total: \$28,844**

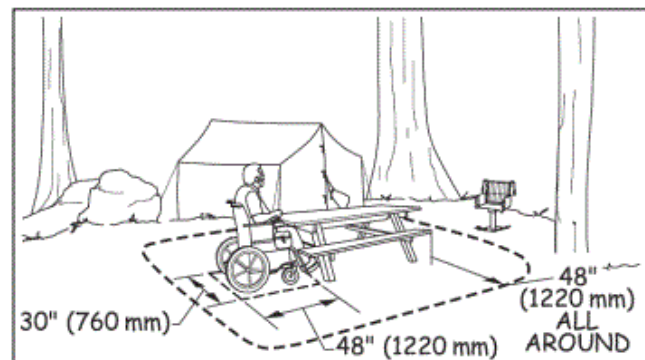
### Best Practice and Inclusive Design

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.






- Recommend providing space alongside one bench in each area for a wheelchair user to sit shoulder to shoulder with a person seated on the bench. See the following image:








- Recommend providing visual contrast strips at the stairs for safety and increased visibility.
- Recommend providing an accessible entrance to the park by the main entrance from Old Sudbury Road if possible.
- Recommend providing a 48" wide route around all sides of one picnic table in each area. See the following image:








**Town of Sudbury  
Heritage Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Walkway South of Pond	Ext.		Exterior Access Route	Exterior		Exterior route < 48" wide	17"	Ensure that a clear width of 48" min. is maintained at the accessible route. (Cost estimate for labor and 20' long 4' wide stone dust route.)	1	Labor 640	\$640
2	Dogwood Path	Ext.		Exterior Access Route	Exterior		Exterior route < 48" wide Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	20"-30" 3.4% 9.1%-17%	Ensure that a clear width of 48" min. is maintained at the accessible route. Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). (Cost estimate for a 530' long, 4' wide stone dust path.)	1	16960	\$16960
3	9/11 Memorial	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2" Running slope > 1:20 (5%)	1.5" 10.1%	Ensure that surface has openings that are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel. Reduce running slope to be no steeper than 1:20 (5%). (Cost estimate for a 14' long 4' wide stone dust route.)	1	560	\$560
4	Walkway South of Pond	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	7.3%	Reduce running slope to be no steeper than 1:20 (5%). (Cost estimate for a 6' long 4' wide stone dust area.)	1	240	\$240
5	Walkway South of Pond	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	9.7%	Reduce running slope to be no steeper than 1:20 (5%). (Cost estimate for a 12' long 4' wide stone dust area.)	1	480	\$480






**Town of Sudbury  
Heritage Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Dogwood Path	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	3"	Alter change in level to be 1/4" high max. (Cost estimate for providing a 12' by 4' stone dust area.)	1	480	\$480
7	Dogwood Path Bridge	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1.25"	Alter change in level to be 1/4" high max. (Cost estimate for providing a 4' by 4' stone dust area.)	1	160	\$160
8	Walkway from Pond to Concord Road	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition Vertical clearance < 80" above ground	- 74"	Ensure the accessible route is maintained in operable working condition. Trim low hanging tree branches. (Cost estimate for a 20' long 4' wide stone dust route.)	1	840	\$840
9	Cricket Pond	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Locate sign identifying pond on an accessible route.	1	Labor	\$0
10	Dogwood Path Plaque	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the plaque. (Cost estimate for a 6' long by 4' wide stone dust walkway.)	1	192	\$192






**Town of Sudbury  
Heritage Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Entrance from Dogwood Path to 9/11 Memorial	Ext.		Exterior Access Route	Exterior		Accessible route not provided		Ensure an accessible route is provided between the dogwood path and the 9/11 Memorial path. (Cost estimate for a 20' long by 4' wide stone dust walkway.)	1	640	\$640
12	Near Stairs to Old Sudbury Road	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for a 6' long by 4' wide stone dust walkway.)	1	192	\$192
13	Plaque Along Walkway by Pond and 9/11 Memorial	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for a 10' long by 4' wide stone dust walkway.)	1	320	\$320
14	Walkway from Pond to Concord Road	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to each plaque. (Cost estimate for a 6' long by 4' wide stone dust walkway.)	2	192	\$384
<b>Entrance</b>												
15	Main Entrance from Old Sudbury Road	Ext.		Entrance	Main Entrance		Entrance not on an accessible route		Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
<b>Access to Goods and Services</b>												

**Town of Sudbury  
Heritage Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Stairways</b>												
16	Main Entrance from Old Sudbury Road	Ext.		Stairways	Exterior		Handrails not provided	-	Provide handrails. (Cost estimate for 20' of metal handrail.)	1	1480	\$1480
<b>Picnic Tables</b>												
17	Near Old Sudbury Road Entrance	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route. (Cost for an accessible picnic table.)	1	1400	\$1400
18	Walkway South of Pond	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	14.75" deep -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route. (Cost estimate for 20' long 4' wide stone dust walkway and a new accessible picnic table.)	1	2040	\$2040
<b>Benches</b>												
19	Along Walkway by Pond	Ext.		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area. (Cost estimate for a 10' long by 4' wide stone dust walkway.)	1	320	\$320
20	Dogwood Path Bench After Bridge by 9/11 Memorial	Ext.		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area. (Cost estimate for a 10 long by 4' wide stone dust walkway.)	1	320	\$320





**Town of Sudbury  
Heritage Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Dogwood Path Bench Before Bridge by Concord Road	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Cost estimate for a 6' long by 4' wide stone dust walkway.)	1	192	\$192
22	Walkway from 9/11 Memorial to Pond	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Cost estimate for a 6' long by 4' wide stone dust walkway.)	1	192	\$192
23	Walkway from Old Sudbury Road to 9/11 Memorial	Ext.		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area. (Cost estimate for a 10' long by 4' wide stone dust walkway.)	1	320	\$320
24	Walkway South of Pond	Ext.		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area. (Cost estimate for a 6' long by 4' wide stone dust walkway.)	1	192	\$192
25	Walkway South of Pond	Ext.		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area. (Cost estimate for 10' long 4' wide stone dust walkway.)	1	320	\$320

**Best Practice**



**Town of Sudbury  
Heritage Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	9/11 Memorial	Ext.							Recommend providing space alongside one bench in each area for a wheelchair user to sit shoulder to shoulder with a person seated on the bench.	1	-	\$0
27	Main Entrance from Old Sudbury Road	Ext.							Recommend providing visual contrast strips at stair for safety and increased visibility.	1	-	\$0
28	Main Entrance from Old Sudbury Road	Ext.							Recommend providing an accessible entrance to the park at this point if possible.	1	-	\$0
29	Near Pond	Ext.							Recommend providing a 48" wide route around all sides of one picnic table in each area.	1	-	\$0

## Playground at 59 Horse Pond Road



### Town of Sudbury ADA Transition Plan

December 2020



Institute for Human Centered Design

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617-695-1225 voice/ tty

### Background

The playground located at 59 Horse Pond Road is also called Crime Lab Field because it is behind the Massachusetts State Police Crime Lab. The facility includes a baseball field that is used for little league games and picnic areas. There is access to the field via Wilshire Road.

### Key Accessibility Issues

#### Exterior Access Routes

Accessibility issues include lack of an accessible route from Wilshire Road to the baseball field, team seating areas and the spectator seating area.

#### Picnic Area

Accessibility issues include lack of an accessible route to the picnic area and a lack of an accessible picnic table.

### Additional Accessibility Issues

- Team and spectator seating benches lack a 36" by 48" clear floor space alongside them.



The diagram above shows a proposed accessible route to the sports field, team seating areas, spectator seating area and picnic area.

### Order of Magnitude Cost Estimates

- Provide an accessible route to the field from Wilshire Road: \$3,200
- Provide an accessible picnic table and an accessible route to the table: \$5,560
- Provide an accessible route to the baseball field and seating areas, as well as clear floor space alongside the team seating and spectator seating benches: \$3,136

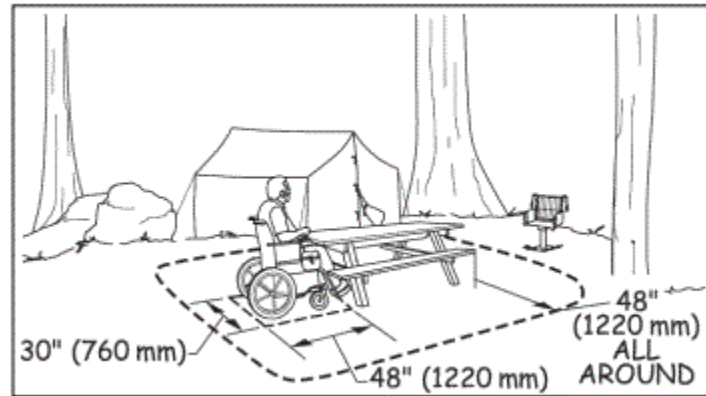
**Total: \$11,896**

### Best Practice and Inclusive Design





Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

Playground at 59 Horse Pond Road



- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table once it is connected to an accessible route. See the following image:



**Town of Sudbury  
Playground at 59 Horse Pond Road**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Route from East End of Wilshire Road	Ext.		Exterior Access Route	Walkway		Exterior route < 48" wide Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%) Route not maintained in operable working condition	23" 10.4% 10.1% -	Provide an accessible route to the field from Wilshire Road. (Cost estimate for a 100' long, 4' wide accessible stone dust route.)	1	3200	\$3200
<b>Access to Goods and Services</b>												
<b>Picnic Tables</b>												
2	Sunny Picnic Area	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the picnic table is connected to an accessible route. (Cost estimate for a 130' long, 4' wide stone dust route and an accessible picnic table.)	1	5560	\$5560
<b>Play and Sport Areas</b>												
<b>Field</b>												
3	East Team Seating Area	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 36" x 48" clear floor space at team seating alongside the bench. Provide an accessible route to the team seating area. (Cost estimate for a 36" by 48" stone dust clear floor space alongside the bench and a 30' long, 4' wide accessible stone dust route from the edge of the field to the team seating area.)	1	1056	\$1056
4	West Team Seating Area	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the team seating area. (Cost estimate for a 36" by 48" stone dust clear floor space alongside the bench and a 30' long, 4' wide accessible stone dust route from the spectator seating area to the west team seating area.)	1	1152	\$1152

**Town of Sudbury  
Playground at Horse 59 Pond Road**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Spectator Seating Area	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 48" clear floor space at sidelines seating. Provide an accessible route to the the spectator seating area. (Cost estimate for a 36" by 48" stone dust clear floor space alongside the bench and an 26' long, 4' wide accessible stone dust route from the east team seating area to the spectator seating area.)	1	928	\$928
<b>Best Practice</b>												
6	Sunny Picnic Area	Ext.						-	Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table.	1	-	\$0

## Ti-Sales Field



## Town of Sudbury ADA Transition Plan

December 2020



Institute for Human Centered Design

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### Background

Ti-Sales field is located behind the Ti-Sales building at 36 Hudson Road. The field can be used for soccer, lacrosse, and ultimate Frisbee.

There is a large unpaved parking lot south of the field that has no accessible parking spaces.

### Key Accessibility Issues

#### Exterior Access Routes

There is no accessible route between the parking lot and the field.

#### Parking Lot

No accessible parking spaces are provided. Based on an estimate of 112 parking spaces, one van accessible and four car accessible parking spaces are required.

### Order of Magnitude Cost Estimates

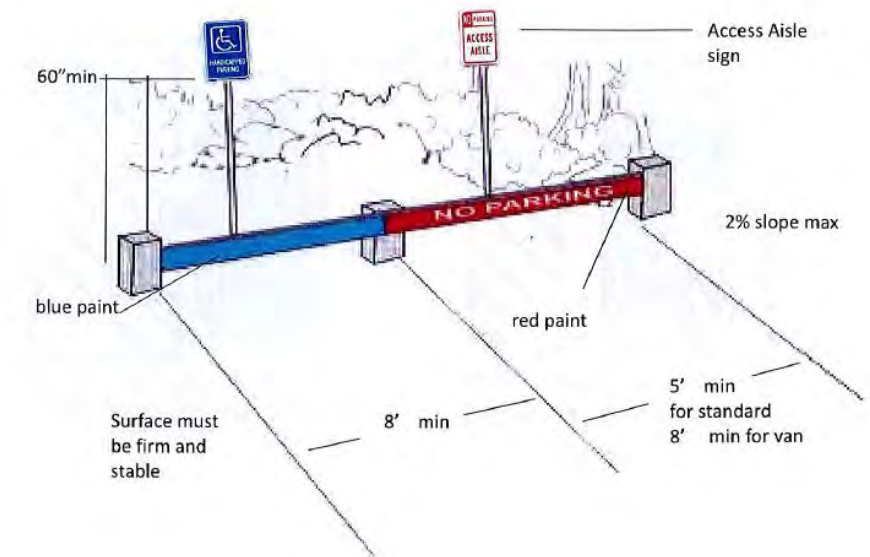
- Provide an accessible route between the parking lot and the field: \$2,240
- Provide accessible parking spaces: \$4,000

**Total: \$6,240**

### Best Practice and Inclusive Design



Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- The following image is based on the Massachusetts Department of Conservation and Recreation (DCR) Pocket Guide. It shows a suggested method of designating an access aisle in an unpaved parking lot.



Unpaved Parking Lots

**Town of Sudbury  
Ti-Sales Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
1	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces	112 est. 0	Based on 112 estimated parking spaces, provide four (4) car accessible parking spaces and one (1) van accessible parking space.	5	800	\$4000
2	Route from Parking Lot to Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for a 70' long, 4' wide stone dust route.)	1	2240	\$2240

# Willis Lake Access



## Town of Sudbury ADA Transition Plan

September 2020



Institute for Human Centered Design

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### Background

Willis Lake Access is located at the north end of Lake Shore Drive adjacent to Sudbury State Forest and Assabet National Wildlife Sanctuary. Amenities include a small parking area, a dock and boat launch, picnic tables, a wayside, a path ascending to a sitting area and a memorial for Lt. Scott Milley who died while serving in Afghanistan. Typical activities include fishing, boating, picnicking and sunbathing.

### Key Accessibility Issues

#### Parking

Accessibility issues include lack of a van accessible parking space with a marked access aisle, identification sign with the International Symbol of Accessibility (ISA), and a sign with the designation “Van Accessible”. (See Figure 1 for a recommendation for marking the space and access aisle in an unpaved lot.)

#### Exterior Accessible Routes

Accessibility issues include lack of an accessible route to the Lt. Scott Milley memorial.

#### Additional Accessibility Issues

- Lack of an accessible picnic table at the picnic area by the dock.
- Lack of clear floor space at the wayside due to the location of a picnic table.

### Order of Magnitude Cost Estimates

- Provide one (1) van accessible parking space: \$1,850
- Miscellaneous corrective actions (accessible picnic table, etc.): \$1,560

**Total: \$3,410\***

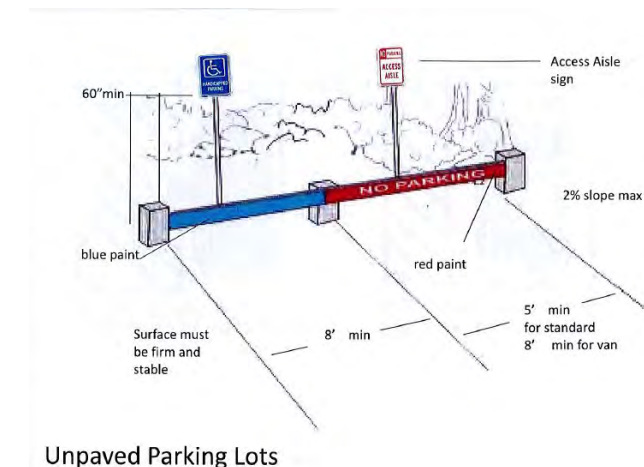
**\*Note:** Providing an accessible route to the Lt. Scott Milley memorial may be technically infeasible, so costs for an accessible route to the memorial are not provided.

### Best Practice and Inclusive Design

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.






- Recommend providing a sign indicating the location of Willis Lake Access at the intersection of Lake Shore Drive and Elmwood Avenue.
- Recommend providing a 48" wide min. stable, firm and slip resistant surface such as stone dust under and around an accessible picnic table once an accessible picnic table is placed in the picnic area by the dock.
- Since providing an accessible route to the memorial may be technically infeasible, IHCD recommends including some photos and descriptions of the memorial at the wayside by the beach so individuals who are unable to access the memorial can see images of the memorial and learn about Lt. Milley.
- Recommend providing an accessible portable toilet on an accessible route at the beach level.

**Figure 1:** Based on Department of Conservation and Recreation (DCR) Pocket Guide. Suggested method of designating an accessible parking space and access aisle in an unpaved parking lot.









**Town of Sudbury  
Willis Lake Access**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Wayside Near Picnic Area and Dock	Ext.		Exterior Access Route	Exterior		Not provided from all site arrival points	-	Ensure an accessible route is provided to the wayside.(Relocate picnic table so it does not obstruct access to the clear floor space at the wayside.)	1	Labor	\$0
2	Path to Memorial	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	16.4%	Reduce running slope to be no steeper than 1:20 (5%).  (Reducing running slope on path to memorial may be technically infeasible.)	1	-	\$0
3	Near Memorial and Exterior Stairs	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	1.5"	Alter change in level to be 1/4" high max.  (Cost based on a 4'x4' asphalt patch.)	1	160	\$160
4	Dock	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max.	1	Labor	\$0
<b>Off-Street Parking Lot or Garage</b>												
5	Parking Area Near Dock	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	5 - - - - -	Provide a compliant van accessible parking space with a marked access aisle 60" wide min. and no steeper than 1:48 (2.08%) in all directions. Provide a sign with the International Symbol of Accessibility (ISA) located 60" min. and 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	1850	\$1850

**Town of Sudbury  
Willis Lake Access**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Access to Goods and Services</b>												
<b>Picnic Tables</b>												
6	Picnic Area by Dock	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400
<b>Best Practice</b>												
<b>Memorial</b>												
7	Memorial	Ext.		Memorial	N/A				Recommend, since providing an accessible route to the memorial may be technically infeasible, including some photos and descriptions of the memorial at the wayside by the beach so individuals who are unable to access the memorial can see and learn about it.	1	-	\$0
<b>Picnic Table</b>												
8	Picnic Area by Dock	Ext.		icnic Table	N/A				Recommend providing a 48" wide min. stable, firm and slip resistant surface such as stone dust under and around an accessible picnic table once one is placed in the picnic area by the dock.	1	-	\$0
<b>Sign</b>												
9	Lake Shore Drive	Ext.		Sign	N/A				Recommend providing a sign at the intersection of Lake Shore Drive and Elmwood Avenue directing visitors to Willis Lake Park.	1	-	\$0